

Single Family Residence **RESIDENTIAL**

5614 TERRACE DR

ROCKLIN, CA 95765

\$633,317 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,900 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$633K

\$602K low

\$665K high

Last Sale

\$410,000 · Sep 3, 2019

Est. Owner Equity

\$348,317

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,102 (2025)
Assessed Value	\$457,357
Previous Assessed	\$448,390

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

37
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2019	Resale	Grant Deed	\$410,000	\$216	\$290K
May 18, 2009	Resale	Grant Deed	\$260,000	\$137	\$255K
Feb 5, 2009	Non-arms-length	Trustees Deed	\$265,000	\$139	
May 24, 2004	Resale	Grant Deed	\$357,000	\$188	\$286K
Mar 29, 2004	Recorded document	Grant Deed			
Feb 13, 2004	Recorded document	Affidavit Of Death			
Jun 22, 2001	Resale	Grant Deed	\$245,000	\$129	\$75K
Jun 13, 2001	Quitclaim	Quit Claim Transfer			
May 4, 2000	Quitclaim	Quit Claim Transfer			
Sep 6, 1991	Resale	Grant Deed	\$175,000	\$92	\$157K
Mar 30, 1989	Resale	Grant Deed	\$149,000	\$78	\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.5 mi
Rocklin High School	High	9–12	0.6 mi
Granite Oaks Middle School	Middle	7–8	1.0 mi

District: Rocklin Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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