

Single Family Residence

RESIDENTIAL

5610 TERRACE DR

ROCKLIN, CA 95765

\$621,588 TopHap Estimate · \$385 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,614 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$622K

\$600K low

\$643K high

Last Sale

\$595,000 · Dec 28, 2021

Est. Owner Equity

\$171,588

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$6,435 (2025)
Assessed Value	\$549,000
Previous Assessed	\$571,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	38 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 22, 2021	Resale	Grant Deed	\$595,000	\$369	\$450K
Sep 13, 2021	Resale	Grant Deed	\$587,500	\$364	
Jan 10, 2017	Resale	Grant Deed	\$362,000	\$224	\$317K
Nov 25, 2003	Resale	Grant Deed	\$299,000	\$185	\$239K
Aug 30, 2002	Financing	Grant Deed			\$195K
Jan 29, 2001	Resale	Grant Deed	\$200,000	\$124	\$191K
May 28, 1999	Resale	Grant Deed	\$150,000	\$93	\$149K
Nov 4, 1993	Resale	Grant Deed	\$145,000	\$90	\$115K
Jan 24, 1989	Resale	Grant Deed	\$1,220,090	\$756	\$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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