

Single Family Residence **RESIDENTIAL**

5613 TERRACE DR

ROCKLIN, CA 95765

\$555,344 TopHap Estimate · \$344 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,614 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$555K

\$527K low

\$584K high

Est. Owner Equity

\$109,344

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$2,968 (2025)
Assessed Value	\$264,297
Previous Assessed	\$259,116

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	42 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 19, 2014	Quitclaim	Quit Claim Transfer			
Jan 18, 1989	Resale	Grant Deed	\$120,500	\$75	\$87K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary Scool	Elementary	KG–6	0.5 mi
Rocklin High School	High	9–12	0.6 mi
Granite Oaks Middle School	Middle	7–8	1.1 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	Owner occupied
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