

Single Family Residence **RESIDENTIAL**

5736 TERRACE DR

ROCKLIN, CA 95765

\$560,704 TopHap Estimate · \$356 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,577 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

7

ROOMS

2

PARKING

VALUATION

\$561K

\$549K low

\$573K high

Last Sale

\$255,000 · Oct 1, 2008

Est. Owner Equity

\$197,334

Loan-to-Value

63%

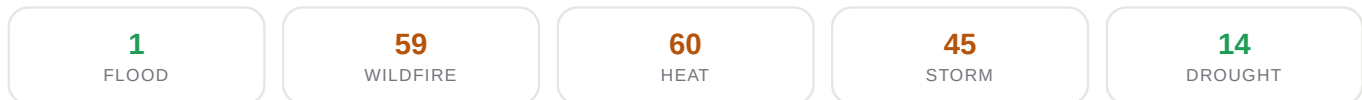
TAX & ASSESSMENT

Property Tax	\$3,720 (2025)
Assessed Value	\$334,930
Previous Assessed	\$328,363

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2014	Quitclaim	Quit Claim Transfer			\$240K
Sep 18, 2008	Resale	Grant Deed	\$255,000	\$162	\$250K
Aug 14, 2008	Foreclosure sale	Trustees Deed	\$221,318	\$140	
Jun 1, 2005	Quitclaim	Quit Claim Transfer			\$320K
May 28, 2004	Resale	Grant Deed	\$327,000	\$207	\$262K
May 28, 2004	Quitclaim	Quit Claim Transfer			\$262K
Feb 21, 2001	Quitclaim	Quit Claim Transfer			\$119K
Jun 30, 1999	Quitclaim	Quit Claim Transfer			
Jun 7, 1991	Resale	Grant Deed	\$165,000	\$105	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.4 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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