

Single Family Residence **RESIDENTIAL**

5631 TERRACE DR

ROCKLIN, CA 95765

\$666,042 TopHap Estimate · \$315 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,113 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$666K

\$631K low

\$701K high

Last Sale

\$160,000 · Jul 24, 1998

Est. Owner Equity

\$338,542

Loan-to-Value

50%

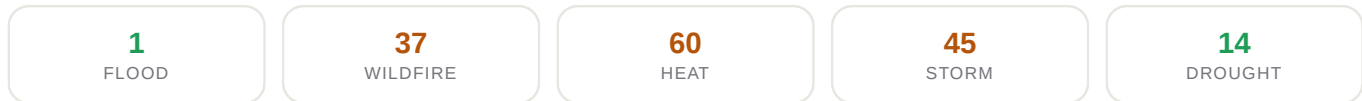
TAX & ASSESSMENT

Property Tax	\$2,866 (2025)
Assessed Value	\$254,785
Previous Assessed	\$249,790

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2023	Financing	Intrafamily Transfer			
Jun 19, 2002	Financing	Grant Deed			\$152K
Jul 24, 1998	Resale	Grant Deed	\$160,000	\$76	\$154K
May 12, 1994	Resale	Grant Deed	\$173,500	\$82	\$177K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	0.7 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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