

Single Family Residence **RESIDENTIAL**

# 5725 TERRACE DR

ROCKLIN, CA 95765

**\$584,628** TopHap Estimate · \$341 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,712 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1988**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$585K**

\$560K low

\$609K high

Last Sale

**\$365,000 · Nov 1, 2016**

Est. Owner Equity

**\$329,628**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,832 (2025) |
| Assessed Value    | \$432,080      |
| Previous Assessed | \$423,609      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>59</b><br>WILDFIRE | <b>60</b><br>HEAT | <b>45</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Oct 28, 2016 | Resale            | Grant Deed           | \$365,000 | \$213              | \$255K |
| Mar 27, 2014 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Feb 17, 2009 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Mar 26, 2009 | Financing         | Intrafamily Transfer |           |                    | \$185K |
| Feb 17, 2009 | Recorded document | Grant Deed           |           |                    |        |
| Oct 20, 2006 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Jan 7, 2005  | Recorded document | Grant Deed           |           |                    |        |
| Jan 7, 2005  | Resale            | Grant Deed           | \$358,000 | \$209              | \$158K |
| Aug 5, 2004  | Recorded document | Grant Deed           |           |                    |        |
| Feb 25, 2003 | Resale            | Grant Deed           | \$277,500 | \$162              | \$278K |

|              |        |            |           |       |        |
|--------------|--------|------------|-----------|-------|--------|
| Apr 19, 2000 | Resale | Grant Deed | \$182,000 | \$106 |        |
| Jan 21, 1994 | Resale | Grant Deed | \$141,500 | \$83  | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Cobblestone Elementary School | Elementary | KG–6   | 0.3 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 45,567<br>POPULATION | \$126K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|