

Single Family Residence **RESIDENTIAL**

5716 TERRACE DR

ROCKLIN, CA 95765

\$579,925 TopHap Estimate · \$465 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,246 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$580K

\$535K low

\$625K high

Last Sale

\$530,000 · Nov 18, 2022

Est. Owner Equity

\$579,925

TAX & ASSESSMENT

Property Tax	\$6,222 (2025)
Assessed Value	\$562,440
Previous Assessed	\$551,412

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	55 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
Nov 7, 2022	Resale	Grant Deed	\$530,000	\$425	
Mar 19, 2021	Financing	Intrafamily Transfer			\$118K
Jun 18, 2010	Quitclaim	Quit Claim Transfer			
Oct 6, 2009	Resale	Grant Deed	\$192,500	\$154	\$144K
Oct 6, 2009	Quitclaim	Quit Claim Transfer			
Jun 25, 2004	Resale	Grant Deed	\$299,000	\$240	\$284K
Oct 4, 1989	Resale	Grant Deed	\$141,500	\$114	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.3 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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