

Single Family Residence **RESIDENTIAL**

5712 TERRACE DR

ROCKLIN, CA 95765

\$617,946 TopHap Estimate · \$310 / ft² · confidence 92 · as of Jul 14, 2026



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BEDS

2.5

BATHS

1,992 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$618K

\$571K low

\$665K high

Last Sale

\$555,000 · Oct 13, 2021

Est. Owner Equity

\$82,946

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$6,630 (2025)
Assessed Value	\$600,749
Previous Assessed	\$588,970

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

1
FLOOD

35
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 12, 2021	Resale	Grant Deed	\$555,000	\$279	\$535K
Sep 25, 2006	Non-arms-length	Grant Deed	\$375,000	\$188	\$375K
Nov 20, 2000	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.3 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



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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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