

Single Family Residence **RESIDENTIAL**

5732 TERRACE DR

ROCKLIN, CA 95765

\$547,786 TopHap Estimate · \$365 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,501 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$548K

\$528K low

\$568K high

Last Sale

\$370,000 · Jul 2, 2018

Est. Owner Equity

\$183,486

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,638 (2025)
Assessed Value	\$420,988
Previous Assessed	\$412,735

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
Jun 28, 2018	Resale	Grant Deed	\$370,000	\$247	\$363K
Jul 2, 2008	Resale	Grant Deed	\$254,000	\$169	\$250K
Apr 4, 2008	Non-arms-length	Trustees Deed	\$234,000	\$156	
Dec 6, 2005	Quitclaim	Quit Claim Transfer			\$328K
Mar 28, 2005	Resale	Grant Deed	\$384,000	\$256	\$307K
Sep 30, 1998	Quitclaim	Quit Claim Transfer			
Sep 30, 1998	Resale	Trustees Deed	\$143,000	\$95	\$138K
Dec 27, 1991	Resale	Grant Deed	\$151,000	\$101	\$72K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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