

Single Family Residence **RESIDENTIAL**

5652 TERRACE DR

ROCKLIN, CA 95765

\$568,019 TopHap Estimate · \$352 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,614 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$568K

\$552K low

\$584K high

Last Sale

\$228,000 · May 6, 2002

Est. Owner Equity

\$304,019

Loan-to-Value

46%

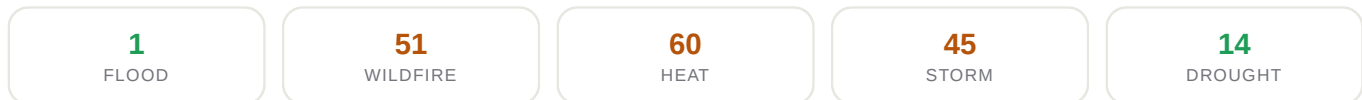
TAX & ASSESSMENT

Property Tax	\$3,812 (2025)
Assessed Value	\$343,543
Previous Assessed	\$336,807

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 6, 2002	Resale	Grant Deed	\$228,000	\$141	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	0.8 mi
Granite Oaks Middle School	Middle	7–8	1.2 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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