

Single Family Residence **RESIDENTIAL**

# 5765 TERRACE DR

ROCKLIN, CA 95765

**\$550,011** TopHap Estimate · \$366 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,501 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1987**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$550K**

\$534K low

\$566K high

Last Sale

**\$233,000 · Mar 31, 2010**

Est. Owner Equity

**\$550,011**

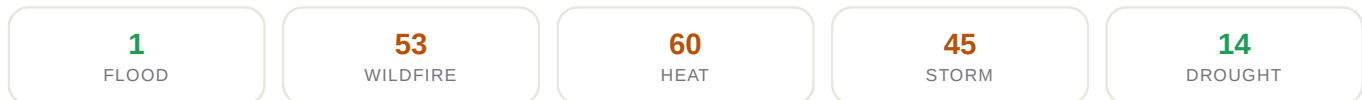
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,496 (2025) |
| Assessed Value    | \$306,760      |
| Previous Assessed | \$300,746      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.12                    |
| 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 <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Mar 24, 2010 | Resale    | Grant Deed          | \$233,000 | \$155              |        |
| May 21, 2004 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Aug 30, 2002 | Resale    | Grant Deed          | \$243,500 | \$162              | \$170K |
| Dec 29, 1997 | Resale    | Grant Deed          | \$144,000 | \$96               | \$45K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Cobblestone Elementary School | Elementary | KG–6   | 0.2 mi   |
| Rocklin High School           | High       | 9–12   | 1.1 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 | Absentee owner |
|-----------|----------------|