

Single Family Residence **RESIDENTIAL**

5636 TERRACE DR

ROCKLIN, CA 95765

\$681,754 TopHap Estimate · \$323 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,113 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$682K

\$662K low

\$701K high

Last Sale

\$445,000 · Aug 21, 2006

Est. Owner Equity

\$450,754

Loan-to-Value

35%

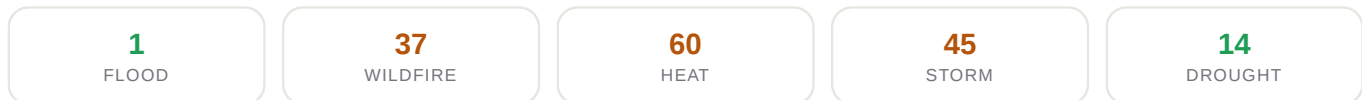
TAX & ASSESSMENT

Property Tax	\$4,690 (2025)
Assessed Value	\$425,853
Previous Assessed	\$417,504

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
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
Mar 6, 2013	Quitclaim	Quit Claim Transfer			
Dec 15, 2010	Recorded document	Affidavit Of Death			
Dec 15, 2010	Quitclaim	Quit Claim Transfer			
Aug 24, 2006	Quitclaim	Quit Claim Transfer			
Aug 15, 2006	Resale	Grant Deed	\$445,000	\$211	\$26K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.4 mi
Rocklin High School	High	9–12	0.7 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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