

Single Family Residence **RESIDENTIAL**

5428 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$763,654 TopHap Estimate · \$311 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,452 ft²

LIVING AREA

0.21 ac

LOT SIZE

1990

YEAR BUILT

3

PARKING

VALUATION

\$764K

\$718K low

\$810K high

Last Sale

\$425,000 · Dec 13, 2013

Est. Owner Equity

\$673,654

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$5,694 (2025)
Assessed Value	\$531,401
Previous Assessed	\$520,982

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	56 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2017	Quitclaim	Quit Claim Transfer			
Dec 12, 2013	Resale	Grant Deed	\$425,000	\$173	\$90K
Dec 21, 2006	Quitclaim	Quit Claim Transfer			
Dec 21, 2006	Resale	Grant Deed	\$460,000	\$188	\$360K
Dec 21, 2006	Quitclaim	Quit Claim Transfer			
Jan 3, 2003	Financing	Grant Deed			\$264K
Mar 3, 1999	Quitclaim	Quit Claim Transfer			\$213K
Jul 23, 1991	Resale	Grant Deed	\$251,500	\$103	\$191K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.5 mi
Cobblestone Elementary School	Elementary	KG–6	0.7 mi
Granite Oaks Middle School	Middle	7–8	0.9 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



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

OWNERSHIP

Occupancy	Owner occupied
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