

Single Family Residence **RESIDENTIAL**

5304 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$701,686 TopHap Estimate · \$330 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,127 ft²

LIVING AREA

0.19 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$702K

\$645K low

\$759K high

Last Sale

\$470,000 · Feb 28, 2007

Est. Owner Equity

\$551,686

Loan-to-Value

22%

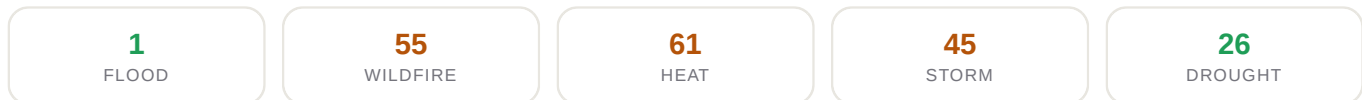
TAX & ASSESSMENT

Property Tax	\$6,876 (2025)
Assessed Value	\$642,276
Previous Assessed	\$629,683

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.19
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
Jan 29, 2007	Resale	Grant Deed	\$470,000	\$221	
Oct 30, 1996	Resale	Grant Deed	\$195,000	\$92	\$145K
Jul 29, 1996	Financing	Grant Deed			\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Granite Oaks Middle School	Middle	7–8	0.8 mi
Cobblestone Elementary School	Elementary	KG–6	1.0 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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