

Single Family Residence **RESIDENTIAL**

5433 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$768,038 TopHap Estimate · \$323 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,376 ft²
LIVING AREA

0.18 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$768K

\$738K low

\$798K high

Last Sale

\$560,000 · Jul 29, 2019

Est. Owner Equity

\$768,038

TAX & ASSESSMENT

Property Tax	\$6,785 (2025)
Assessed Value	\$624,684
Previous Assessed	\$612,437

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	44 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2019	Resale	Grant Deed	\$560,000	\$236	
Nov 15, 2012	Financing	Intrafamily Transfer			\$244K
Nov 15, 2012	Quitclaim	Quit Claim Transfer			
Dec 22, 2009	Quitclaim	Quit Claim Transfer			
Dec 22, 2009	Financing	Intrafamily Transfer			\$256K
Oct 24, 2007	Quitclaim	Quit Claim Transfer			
Aug 14, 2007	Resale	Grant Deed	\$465,000	\$196	\$255K
Aug 14, 2007	Recorded document	Affidavit Of Death			
Nov 8, 2006	Quitclaim	Quit Claim Transfer			
Oct 18, 2006	Quitclaim	Quit Claim Transfer			

Oct 18, 2006	Recorded document	Affidavit Of Death			
Jan 3, 2003	Quitclaim	Quit Claim Transfer			
Oct 2, 2002	Quitclaim	Quit Claim Transfer			
Aug 29, 2002	Recorded document	Grant Deed			
Sep 18, 1990	Resale	Grant Deed	\$250,500	\$105	\$79K

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

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	Absentee owner
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