

Single Family Residence **RESIDENTIAL**

5429 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$773,707 TopHap Estimate · \$304 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,543 ft²
LIVING AREA

0.17 ac
LOT SIZE

1990
YEAR BUILT

3
PARKING

VALUATION

\$774K

\$748K low

\$800K high

Last Sale

\$555,000 · Nov 8, 2019

Est. Owner Equity

\$112,221

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$6,649 (2025)
Assessed Value	\$619,106
Previous Assessed	\$606,968

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

57
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2021	Financing	Correction Deed			\$661K
Oct 29, 2019	Resale	Grant Deed	\$555,000	\$218	\$570K
Apr 9, 2010	Quitclaim	Quit Claim Transfer			
Nov 4, 2009	Resale	Grant Deed	\$330,000	\$130	\$147K
Sep 27, 1990	Resale	Grant Deed	\$260,000	\$102	\$187K

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	Owner occupied
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