

Single Family Residence **RESIDENTIAL**

5327 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$793,924 TopHap Estimate · \$351 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,262 ft²

LIVING AREA

0.17 ac

LOT SIZE

1996

YEAR BUILT

2

PARKING

VALUATION

\$794K

\$751K low

\$837K high

Last Sale

\$765,000 · Aug 20, 2021

Est. Owner Equity

\$279,924

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$8,313 (2025)
Assessed Value	\$828,058
Previous Assessed	\$760,000

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	48 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
Oct 27, 2022	Financing	Intrafamily Transfer			
Aug 16, 2021	Resale	Grant Deed	\$765,000	\$338	\$514K
Mar 27, 2019	Resale	Grant Deed	\$539,000	\$238	\$484K
Jun 22, 2007	Resale	Grant Deed	\$470,000	\$208	\$376K
May 10, 1996	Resale	Grant Deed	\$217,500	\$96	\$206K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.3 mi
Granite Oaks Middle School	Middle	7–8	0.8 mi
Cobblestone Elementary School	Elementary	KG–6	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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