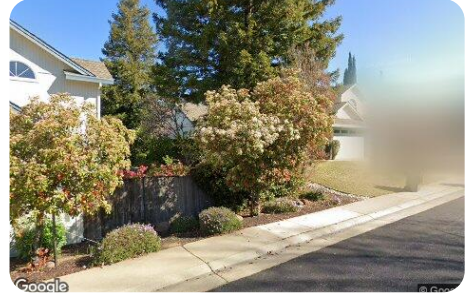


Single Family Residence **RESIDENTIAL**

5437 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$694,039 TopHap Estimate · \$283 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,452 ft²

LIVING AREA

0.17 ac

LOT SIZE

1990

YEAR BUILT

3

PARKING

VALUATION

\$694K

\$656K low

\$732K high

Last Sale

\$630,000 · Sep 25, 2023

Est. Owner Equity

\$694,039

TAX & ASSESSMENT

Property Tax	\$7,113 (2025)
Assessed Value	\$655,452
Previous Assessed	\$642,600

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	57 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
-------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2026	Quitclaim	Quit Claim Transfer			
Sep 14, 2023	Resale	Grant Deed	\$630,000	\$257	\$380K
Jun 17, 2013	Quitclaim	Quit Claim Transfer			
Jun 17, 2013	Recorded document	Affidavit Of Death			
Feb 18, 2000	Quitclaim	Quit Claim Transfer			
May 5, 1997	Resale	Grant Deed	\$210,000	\$86	
Sep 13, 1990	Resale	Grant Deed	\$252,500	\$103	\$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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------