

Single Family Residence **RESIDENTIAL**

5457 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$857,411 TopHap Estimate · \$305 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,812 ft²

LIVING AREA

0.18 ac

LOT SIZE

1991

YEAR BUILT

3

PARKING

VALUATION

\$857K

\$805K low

\$910K high

Last Sale

\$604,000 · Jun 29, 2020

Est. Owner Equity

\$374,211

Loan-to-Value

59%

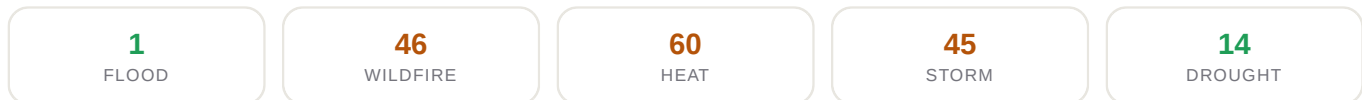
TAX & ASSESSMENT

Property Tax	\$7,232 (2025)
Assessed Value	\$673,768
Previous Assessed	\$660,558

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
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
Jun 24, 2020	Resale	Grant Deed	\$604,000	\$215	\$483K
Jun 23, 2017	Quitclaim	Quit Claim Transfer			
Apr 13, 2015	Resale	Grant Deed	\$480,000	\$171	\$330K
Dec 1, 1998	Resale	Grant Deed	\$242,500	\$86	\$194K
Aug 26, 1994	Resale	Grant Deed	\$258,000	\$92	
Aug 27, 1990	Resale	Grant Deed	\$261,500	\$93	\$184K

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	Owner occupied
-----------	-----------------------