

Single Family Residence **RESIDENTIAL**

5456 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$760,175 TopHap Estimate · \$320 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,376 ft²

LIVING AREA

0.18 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$760K

\$703K low

\$818K high

Last Sale

\$549,000 · Oct 31, 2018

Est. Owner Equity

\$760,175

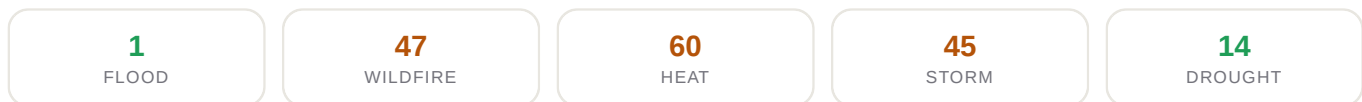
TAX & ASSESSMENT

Property Tax	\$6,785 (2025)
Assessed Value	\$624,662
Previous Assessed	\$612,415

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
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
Oct 25, 2018	Resale	Grant Deed	\$549,000	\$231	
Aug 4, 1993	Quitclaim	Quit Claim Transfer			\$189K
Aug 8, 1990	Resale	Grant Deed	\$247,500	\$104	\$186K

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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