

Single Family Residence **RESIDENTIAL**

5313 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$795,094 TopHap Estimate · \$309 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,570 ft²

LIVING AREA

0.17 ac

LOT SIZE

1996

YEAR BUILT

2

PARKING

VALUATION

\$795K

\$756K low

\$834K high

Last Sale

\$797,000 · Sep 18, 2025

Est. Owner Equity

\$83,094

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$4,425 (2025)
Assessed Value	\$797,000
Previous Assessed	\$395,346

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

59
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 16, 2025	Resale	Grant Deed	\$797,000	\$310	\$712K
Jul 12, 1995	Resale	Grant Deed	\$238,000	\$93	\$170K
Mar 29, 1995	Financing	Grant Deed			\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Granite Oaks Middle School	Middle	7–8	0.8 mi
Cobblestone Elementary School	Elementary	KG–6	1.0 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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