

Single Family Residence **RESIDENTIAL**

5315 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$788,432 TopHap Estimate · \$319 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,470 ft²
LIVING AREA

0.18 ac
LOT SIZE

1997
YEAR BUILT

2
PARKING

VALUATION

\$788K

\$747K low

\$830K high

Last Sale

\$220,000 · Jun 27, 1997

Est. Owner Equity

\$672,632

Loan-to-Value

15%

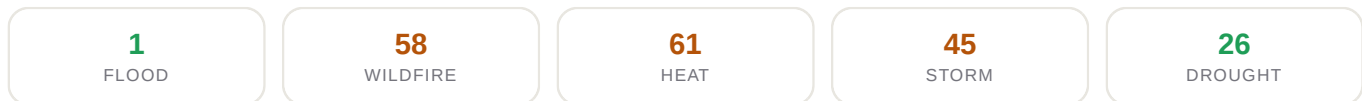
TAX & ASSESSMENT

Property Tax	\$3,945 (2025)
Assessed Value	\$365,441
Previous Assessed	\$358,276

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 18, 2021	Financing	Intrafamily Transfer			
Jun 27, 1997	Resale	Grant Deed	\$220,000	\$89	\$120K

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	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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