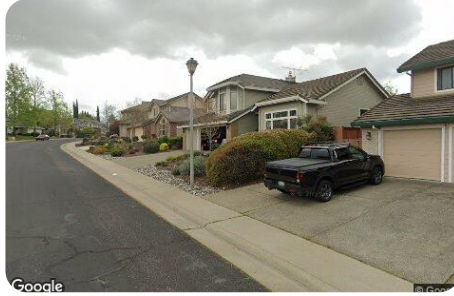


Single Family Residence **RESIDENTIAL**

5319 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$793,419 TopHap Estimate · \$321 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,470 ft²

LIVING AREA

0.18 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$793K

\$747K low

\$840K high

Last Sale

\$590,000 · Jan 6, 2021

Est. Owner Equity

\$182,179

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$7,070 (2025)
Assessed Value	\$651,405
Previous Assessed	\$638,633

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	50 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2020	Resale	Grant Deed	\$590,000	\$239	\$611K
Jul 6, 2006	Quitclaim	Quit Claim Transfer			
Mar 5, 1997	Resale	Grant Deed	\$214,000	\$87	\$193K
May 30, 1996	Financing	Grant Deed			\$157K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.3 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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