

Single Family Residence **RESIDENTIAL**

5465 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$763,870 TopHap Estimate · \$312 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,452 ft²

LIVING AREA

0.18 ac

LOT SIZE

1990

YEAR BUILT

3

PARKING

VALUATION

\$764K

\$719K low

\$809K high

Est. Owner Equity

\$464,170

Loan-to-Value

39%

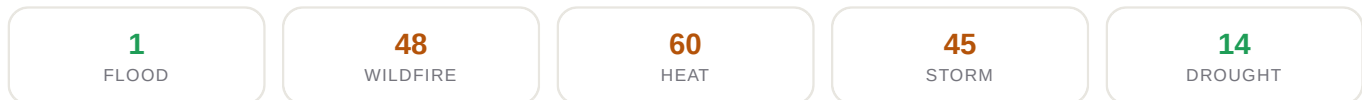
TAX & ASSESSMENT

Property Tax	\$4,828 (2025)
Assessed Value	\$450,118
Previous Assessed	\$441,293

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	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 25, 1992	Resale	Grant Deed	\$241,000	\$98	\$156K
Aug 28, 1990	Resale	Grant Deed	\$246,500	\$101	\$185K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.5 mi
Cobblestone Elementary School	Elementary	KG–6	0.8 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	Owner occupied
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