

Single Family Residence **RESIDENTIAL**

5468 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$767,206 TopHap Estimate · \$323 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,376 ft²
LIVING AREA

0.18 ac
LOT SIZE

1991
YEAR BUILT

2
PARKING

VALUATION

\$767K

\$724K low

\$810K high

Last Sale

\$210,000 · Nov 15, 1995

Est. Owner Equity

\$632,206

Loan-to-Value

18%

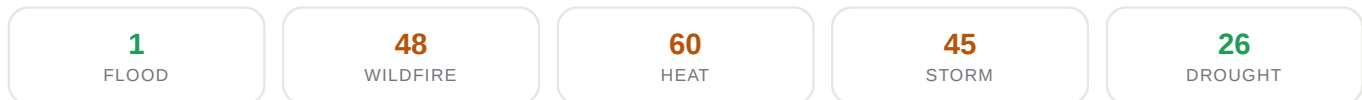
TAX & ASSESSMENT

Property Tax	\$5,099 (2025)
Assessed Value	\$355,805
Previous Assessed	\$348,829

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
Aug 7, 2009	Quitclaim	Quit Claim Transfer			
Jul 7, 1995	Resale	Grant Deed	\$210,000	\$88	\$147K
Aug 9, 1990	Resale	Trustees Deed	\$253,000	\$106	\$176K

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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