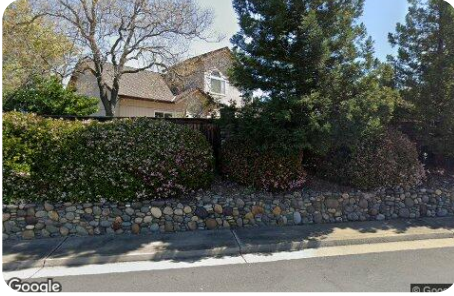


Single Family Residence **RESIDENTIAL**

5444 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$904,125 TopHap Estimate · \$318 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,846 ft²

LIVING AREA

0.29 ac

LOT SIZE

1991

YEAR BUILT

3

PARKING

VALUATION

\$904K

\$847K low

\$962K high

Est. Owner Equity

\$729,125

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$5,977 (2025)
Assessed Value	\$556,049
Previous Assessed	\$545,147

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.29
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	54 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 19, 1990	Resale	Grant Deed	\$280,000	\$98	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.5 mi
Cobblestone Elementary School	Elementary	KG–6	0.7 mi
Granite Oaks Middle School	Middle	7–8	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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