

Single Family Residence **RESIDENTIAL**

5310 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$738,597 TopHap Estimate · \$340 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,172 ft²

LIVING AREA

0.26 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$739K

\$695K low

\$782K high

Last Sale

\$346,000 · Jun 28, 2011

Est. Owner Equity

\$0

Loan-to-Value

116%

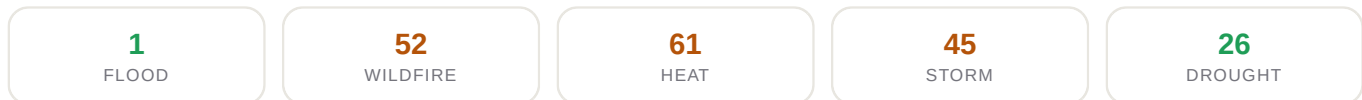
TAX & ASSESSMENT

Property Tax	\$4,946 (2025)
Assessed Value	\$452,139
Previous Assessed	\$443,274

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.26
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
Jun 22, 2011	Resale	Grant Deed	\$346,000	\$159	\$311K
Oct 2, 2008	Quitclaim	Quit Claim Transfer			
Jan 29, 2002	Quitclaim	Quit Claim Transfer			\$256K
Jul 9, 1998	Resale	Grant Deed	\$269,000	\$124	\$256K
Jul 28, 1993	Resale	Grant Deed	\$235,000	\$108	\$145K

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	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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