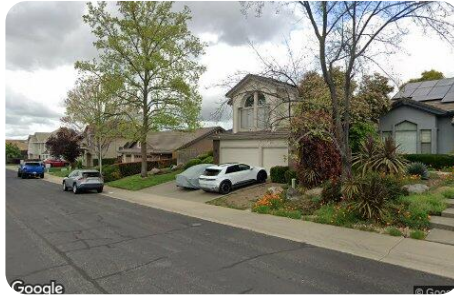


Single Family Residence **RESIDENTIAL**

5320 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$1,058,233 TopHap Estimate · \$361 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,933 ft²

LIVING AREA

0.7 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$315,000 · May 10, 1996

Est. Owner Equity

\$520,433

Loan-to-Value

55%

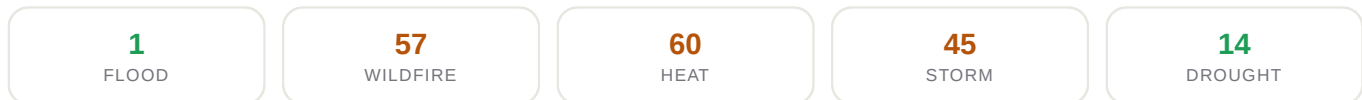
TAX & ASSESSMENT

Property Tax	\$5,739 (2025)
Assessed Value	\$533,728
Previous Assessed	\$523,263

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.70
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
Aug 20, 2024	Financing	Intrafamily Transfer			
Feb 27, 2002	Quitclaim	Quit Claim Transfer			
Oct 26, 2001	Quitclaim	Quit Claim Transfer			\$275K
May 10, 1996	Resale	Grant Deed	\$315,000	\$107	\$207K
Jun 24, 1994	Financing	Grant Deed			\$190K

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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