

Single Family Residence **RESIDENTIAL**

5316 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$943,266 TopHap Estimate · \$370 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,550 ft²

LIVING AREA

0.75 ac

LOT SIZE

1994

YEAR BUILT

3

PARKING

VALUATION

\$943K

\$858K low

\$1M high

Est. Owner Equity

\$693,266

Loan-to-Value

27%

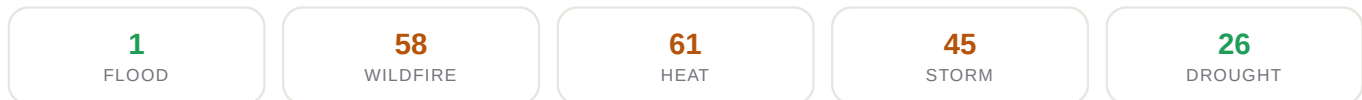
TAX & ASSESSMENT

Property Tax	\$5,175 (2025)
Assessed Value	\$480,773
Previous Assessed	\$471,347

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.75
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
Feb 4, 2011	Quitclaim	Quit Claim Transfer			
Dec 30, 1992	Financing	Grant Deed			\$203K
Jul 24, 1992	Resale	Grant Deed	\$85,000	\$33	\$43K

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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