

Single Family Residence **RESIDENTIAL**

5305 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$818,127 TopHap Estimate · \$318 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,570 ft²

LIVING AREA

0.18 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$818K

\$774K low

\$862K high

Last Sale

\$389,000 · Nov 27, 2013

Est. Owner Equity

\$497,127

Loan-to-Value

41%

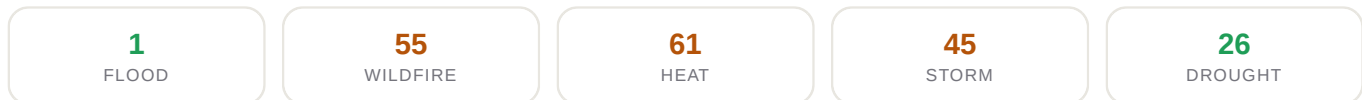
TAX & ASSESSMENT

Property Tax	\$5,235 (2025)
Assessed Value	\$486,387
Previous Assessed	\$476,851

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
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
Nov 18, 2013	Resale	Grant Deed	\$389,000	\$151	\$365K
Oct 25, 1995	Resale	Grant Deed	\$260,000	\$101	\$240K
Aug 25, 1994	Financing	Grant Deed			\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Granite Oaks Middle School	Middle	7–8	0.9 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------