

Single Family Residence **RESIDENTIAL**

5326 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$905,356 TopHap Estimate · \$402 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,253 ft²

LIVING AREA

1.1 ac

LOT SIZE

2002

YEAR BUILT

2

PARKING

VALUATION

\$905K

\$846K low

\$965K high

Last Sale

\$560,000 · Nov 13, 2019

Est. Owner Equity

\$473,356

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,709 (2025)
Assessed Value	\$624,684
Previous Assessed	\$612,437

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

1 FLOOD	56 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
Nov 12, 2019	Non-arms-length	Correction Deed	\$560,000	\$249	
Nov 12, 2019	Resale	Grant Deed	\$560,000	\$249	\$448K
Aug 8, 2006	Financing	Intrafamily Transfer			\$552K
Jun 13, 2005	Recorded document	Grant Deed			
Jun 13, 2005	Resale	Grant Deed	\$600,000	\$266	\$480K
Oct 30, 2002	Resale	Grant Deed	\$398,500	\$177	\$260K
Feb 5, 2001	Resale	Grant Deed	\$55,000	\$24	\$41K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.3 mi
Granite Oaks Middle School	Middle	7–8	0.7 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



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

OWNERSHIP

Occupancy	Owner occupied
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