

Single Family Residence **RESIDENTIAL**

5325 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$776,236 TopHap Estimate · \$314 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,470 ft²

LIVING AREA

0.18 ac

LOT SIZE

1996

YEAR BUILT

2

PARKING

VALUATION

\$776K

\$734K low

\$818K high

Last Sale

\$315,000 · Dec 24, 2009

Est. Owner Equity

\$574,236

Loan-to-Value

26%

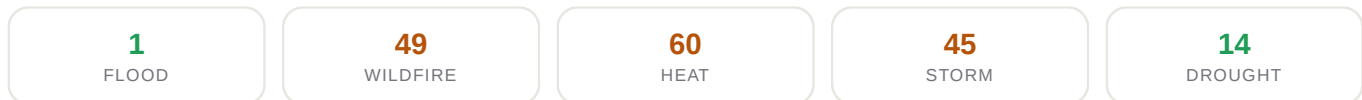
TAX & ASSESSMENT

Property Tax	\$4,547 (2025)
Assessed Value	\$414,727
Previous Assessed	\$406,596

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.17
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
Apr 2, 2020	Quitclaim	Quit Claim Transfer			
Dec 16, 2009	Resale	Grant Deed	\$315,000	\$128	
Nov 12, 2009	Non-arms-length	Trustees Deed	\$325,000	\$132	
May 24, 1996	Resale	Grant Deed	\$225,000	\$91	\$207K

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	Absentee owner
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