

Single Family Residence **RESIDENTIAL**

5323 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$795,614 TopHap Estimate · \$310 / ft² · confidence 97 · 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

\$796K

\$769K low

\$822K high

Last Sale

\$485,000 · Aug 2, 2016

Est. Owner Equity

\$235,989

Loan-to-Value

72%

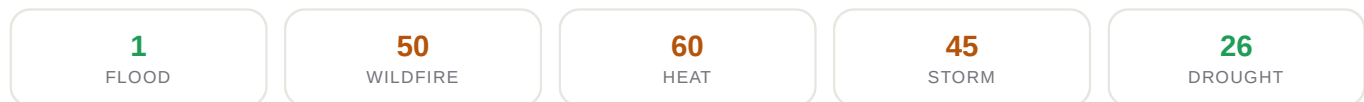
TAX & ASSESSMENT

Property Tax	\$6,170 (2025)
Assessed Value	\$574,135
Previous Assessed	\$562,878

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	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 20, 2016	Resale	Grant Deed	\$485,000	\$189	\$476K
Apr 14, 2009	Recorded document	Grant Deed			
Feb 16, 2006	Resale	Grant Deed	\$610,000	\$237	\$458K
Aug 24, 2005	Resale	Grant Deed	\$610,000	\$237	\$458K
Nov 26, 1996	Quitclaim	Quit Claim Transfer			
May 13, 1996	Financing	Grant Deed			\$24K
Aug 16, 1995	Resale	Grant Deed	\$245,000	\$95	\$238K
Jun 2, 1995	Financing	Grant Deed			\$165K

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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