

Single Family Residence **RESIDENTIAL**

5322 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$1,008,888 TopHap Estimate · \$369 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,731 ft²
LIVING AREA

0.73 ac
LOT SIZE

1994
YEAR BUILT

2
PARKING

VALUATION

\$1M

\$965K low

\$1.1M high

Last Sale

\$280,000 · Apr 22, 1997

Est. Owner Equity

\$298,652

Loan-to-Value

71%

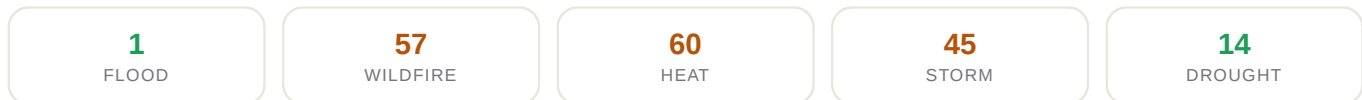
TAX & ASSESSMENT

Property Tax	\$4,988 (2025)
Assessed Value	\$465,118
Previous Assessed	\$455,999

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.73
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, 2021	Financing	Intrafamily Transfer			
Apr 22, 1997	Resale	Grant Deed	\$280,000	\$103	\$252K
Jul 9, 1993	Resale	Grant Deed	\$283,500	\$104	\$227K

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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