

Single Family Residence **RESIDENTIAL**

5301 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$700,271 TopHap Estimate · \$342 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,046 ft²
LIVING AREA

0.19 ac
LOT SIZE

1992
YEAR BUILT

2
PARKING

VALUATION

\$700K

\$653K low

\$748K high

Last Sale

\$199,000 · Nov 24, 1993

Est. Owner Equity

\$380,271

Loan-to-Value

46%

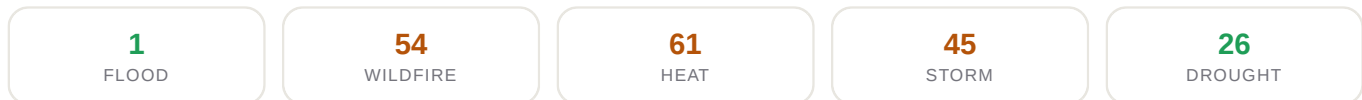
TAX & ASSESSMENT

Property Tax	\$3,768 (2025)
Assessed Value	\$348,810
Previous Assessed	\$341,971

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.19
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
Mar 8, 2021	Financing	Intrafamily Transfer			\$295K
Nov 23, 1993	Resale	Grant Deed	\$199,000	\$97	\$179K

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

OWNERSHIP

Occupancy	Owner occupied
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