

Single Family Residence **RESIDENTIAL**

5406 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$820,290 TopHap Estimate · \$345 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,376 ft²

LIVING AREA

0.26 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$820K

\$775K low

\$865K high

Est. Owner Equity

\$657,690

Loan-to-Value

20%

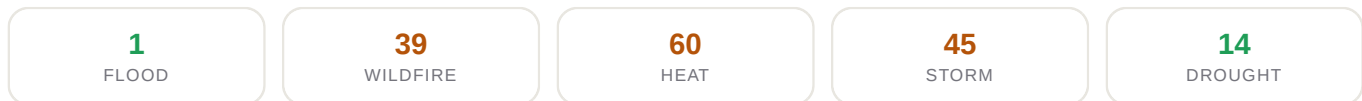
TAX & ASSESSMENT

Property Tax	\$4,797 (2025)
Assessed Value	\$445,338
Previous Assessed	\$436,607

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 29, 2010	Quitclaim	Quit Claim Transfer			
Dec 29, 2010	Financing	Intrafamily Transfer			\$60K
Jan 21, 1994	Quitclaim	Quit Claim Transfer			
Oct 19, 1993	Quitclaim	Quit Claim Transfer			\$115K
Jun 30, 1992	Resale	Grant Deed	\$245,000	\$103	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Cobblestone Elementary School	Elementary	KG–6	0.8 mi
Granite Oaks Middle School	Middle	7–8	0.8 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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