

Single Family Residence **RESIDENTIAL**

5409 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$806,652 TopHap Estimate · \$283 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,846 ft²

LIVING AREA

0.18 ac

LOT SIZE

1991

YEAR BUILT

3

PARKING

VALUATION

\$807K

\$778K low

\$835K high

Last Sale

\$396,000 · Sep 12, 2003

Est. Owner Equity

\$591,652

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$6,172 (2025)
Assessed Value	\$574,272
Previous Assessed	\$563,012

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

28
FLOOD

42
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 13, 2012	Quitclaim	Quit Claim Transfer			
Sep 13, 2012	Quitclaim	Quit Claim Transfer			\$174K
Mar 16, 2011	Quitclaim	Quit Claim Transfer			
Mar 16, 2011	Quitclaim	Quit Claim Transfer			\$177K
Dec 8, 2003	Quitclaim	Quit Claim Transfer			
Sep 12, 2003	Resale	Grant Deed	\$396,000	\$139	\$196K
Jun 20, 2002	Quitclaim	Quit Claim Transfer			\$68K
Jan 23, 2001	Quitclaim	Quit Claim Transfer			
Nov 16, 2000	Resale	Grant Deed	\$320,000	\$112	\$253K
Aug 24, 1999	Quitclaim	Quit Claim Transfer			\$225K
Jan 27, 1994	Quitclaim	Quit Claim Transfer			\$180K

Dec 3, 1991	Resale	Grant Deed	\$274,000	\$96	\$180K
-------------	--------	------------	-----------	------	--------

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	0.9 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------