

Single Family Residence **RESIDENTIAL**

5420 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$897,860 TopHap Estimate · \$319 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,812 ft²

LIVING AREA

0.31 ac

LOT SIZE

1991

YEAR BUILT

3

PARKING

VALUATION

\$898K

\$841K low

\$955K high

Last Sale

\$293,500 · Jun 15, 1999

Est. Owner Equity

\$597,860

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$6,059 (2025)
Assessed Value	\$563,723
Previous Assessed	\$552,671

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

56
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2023	Financing	Intrafamily Transfer			
May 20, 2020	Financing				
May 20, 2020	Quitclaim	Quit Claim Transfer			
Apr 24, 2009	Quitclaim	Quit Claim Transfer			
Mar 12, 2007	Quitclaim	Quit Claim Transfer			
Mar 12, 2007	Recorded document	Affidavit Of Death			
Apr 1, 2002	Quitclaim	Quit Claim Transfer			\$30K
Jun 15, 1999	Resale	Trustees Deed	\$293,500	\$104	\$279K
Jun 15, 1999	Quitclaim	Quit Claim Transfer			
Mar 20, 1992	Resale	Grant Deed	\$286,500	\$102	\$229K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.5 mi
Cobblestone Elementary School	Elementary	KG–6	0.7 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
-----------	----------------