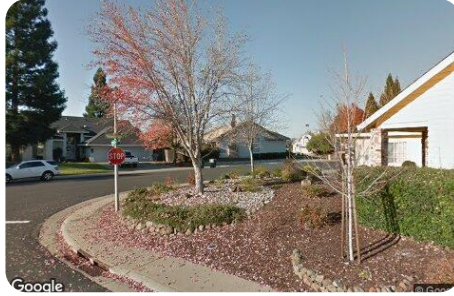


Single Family Residence **RESIDENTIAL**

5413 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$744,835 TopHap Estimate · \$304 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,452 ft²

LIVING AREA

0.18 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$745K

\$712K low

\$777K high

Last Sale

\$509,000 · Feb 19, 2020

Est. Owner Equity

\$363,085

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,179 (2025)
Assessed Value	\$567,794
Previous Assessed	\$556,662

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

57
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2022	Financing	Intrafamily Transfer			
Sep 14, 2020	Quitclaim	Quit Claim Transfer			
Feb 13, 2020	Quitclaim	Quit Claim Transfer			
Feb 13, 2020	Quitclaim	Quit Claim Transfer			
Feb 13, 2020	Resale	Grant Deed	\$509,000	\$208	\$382K
Jan 6, 2012	Quitclaim	Quit Claim Transfer			
Jan 6, 2012	Quitclaim	Quit Claim Transfer			\$315K
Dec 20, 2006	Quitclaim	Quit Claim Transfer			
Dec 20, 2006	Quitclaim	Quit Claim Transfer			\$400K
Jul 6, 2005	Quitclaim	Quit Claim Transfer			

Jul 1, 2005	Quitclaim	Quit Claim Transfer			\$260K
Nov 5, 2004	Quitclaim	Quit Claim Transfer			
Dec 17, 2002	Quitclaim	Quit Claim Transfer			\$198K
Oct 29, 1999	Resale	Grant Deed	\$259,500	\$106	\$208K
Nov 29, 1990	Resale	Grant Deed	\$251,500	\$103	\$177K

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	Absentee owner
-----------	----------------