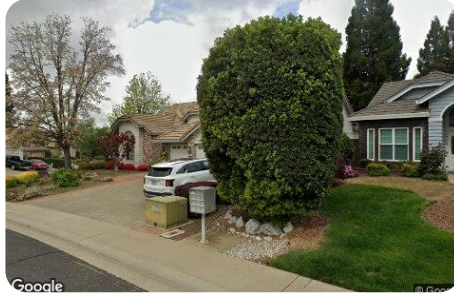


Single Family Residence **RESIDENTIAL**

5404 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$786,171 TopHap Estimate · \$380 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,069 ft²

LIVING AREA

0.19 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$786K

\$743K low

\$830K high

Last Sale

\$690,000 · Apr 6, 2021

Est. Owner Equity

\$346,171

Loan-to-Value

58%

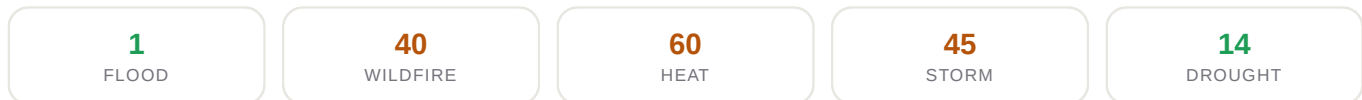
TAX & ASSESSMENT

Property Tax	\$8,186 (2025)
Assessed Value	\$761,814
Previous Assessed	\$746,877

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 8, 2025	Financing	Intrafamily Transfer			
Apr 1, 2021	Resale	Grant Deed	\$690,000	\$333	\$440K
Nov 22, 2016	Resale	Grant Deed	\$495,000	\$239	\$392K
Sep 24, 2003	Resale	Grant Deed	\$425,000	\$205	\$340K
Aug 8, 2001	Quitclaim	Quit Claim Transfer			\$179K
Jan 11, 1991	Resale	Grant Deed	\$234,000	\$113	\$170K

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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