

Single Family Residence **RESIDENTIAL**

5432 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$749,892 TopHap Estimate · \$316 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,376 ft²

LIVING AREA

0.19 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$750K

\$697K low

\$803K high

Last Sale

\$580,000 · Jan 31, 2020

Est. Owner Equity

\$518,392

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$6,947 (2025)
Assessed Value	\$646,995
Previous Assessed	\$634,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	57 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 29, 2020	Resale	Grant Deed	\$580,000	\$244	\$230K
Sep 19, 2014	Quitclaim	Quit Claim Transfer			
Nov 21, 2012	Resale	Grant Deed	\$306,000	\$129	\$225K
Oct 5, 2012	Resale	Grant Deed	\$260,000	\$109	
Apr 12, 2004	Resale	Grant Deed	\$435,000	\$183	\$391K
Jul 21, 2000	Resale	Grant Deed	\$305,000	\$128	\$244K
Aug 17, 1990	Resale	Trustees Deed	\$257,500	\$108	\$206K

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

OWNERSHIP

Occupancy	Owner occupied
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