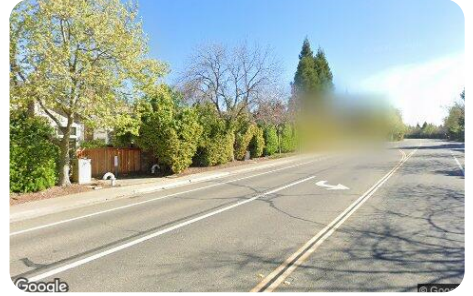


Single Family Residence **RESIDENTIAL**

5448 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$788,728 TopHap Estimate · \$332 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,376 ft²

LIVING AREA

0.2 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$789K

\$759K low

\$818K high

Last Sale

\$585,000 · Dec 20, 2019

Est. Owner Equity

\$321,395

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$7,005 (2025)
Assessed Value	\$652,461
Previous Assessed	\$639,669

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	48 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
Dec 17, 2019	Resale	Grant Deed	\$585,000	\$246	\$468K
Feb 25, 2015	Financing	Intrafamily Transfer			\$416K
Dec 31, 2013	Resale	Grant Deed	\$438,000	\$184	\$423K
Mar 8, 2005	Resale	Grant Deed	\$524,500	\$221	\$400K
Jan 6, 2003	Quitclaim	Quit Claim Transfer			
Dec 18, 2002	Resale	Grant Deed	\$350,000	\$147	\$250K
Aug 24, 2001	Resale	Grant Deed	\$329,000	\$138	\$109K
Sep 28, 1990	Resale	Grant Deed	\$255,000	\$107	\$204K

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	1.0 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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