

Single Family Residence **RESIDENTIAL**

5452 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$719,198 TopHap Estimate · \$348 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,069 ft²

LIVING AREA

0.17 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$719K

\$666K low

\$773K high

Last Sale

\$475,000 · Apr 8, 2005

Est. Owner Equity

\$434,198

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$7,305 (2025)
Assessed Value	\$675,331
Previous Assessed	\$662,090

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	57 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 7, 2016	Quitclaim	Quit Claim Transfer			
Apr 6, 2005	Resale	Grant Deed	\$475,000	\$230	\$325K
Jan 13, 2004	Quitclaim	Quit Claim Transfer			

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------