

Single Family Residence **RESIDENTIAL**

5306 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$717,981 TopHap Estimate · \$338 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,127 ft²

LIVING AREA

0.18 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$718K

\$673K low

\$763K high

Last Sale

\$490,000 · Sep 3, 2004

Est. Owner Equity

\$0

Loan-to-Value

99%

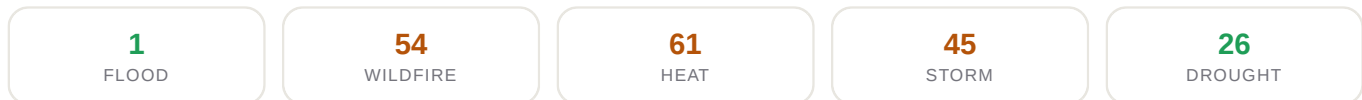
TAX & ASSESSMENT

Property Tax	\$7,476 (2025)
Assessed Value	\$696,660
Previous Assessed	\$683,001

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 3, 2004	Resale	Grant Deed	\$490,000	\$230	\$390K
Oct 24, 2002	Quitclaim	Quit Claim Transfer			\$197K
Oct 24, 2002	Quitclaim	Quit Claim Transfer			
May 7, 2002	Quitclaim	Quit Claim Transfer			
Aug 12, 1994	Resale	Grant Deed	\$210,000	\$99	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Granite Oaks Middle School	Middle	7–8	0.8 mi
Cobblestone Elementary School	Elementary	KG–6	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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