

Single Family Residence **RESIDENTIAL**

5317 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$763,994 TopHap Estimate · \$338 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,262 ft²
LIVING AREA

0.18 ac
LOT SIZE

1997
YEAR BUILT

2
PARKING

VALUATION

\$764K

\$720K low

\$808K high

Last Sale

\$540,000 · Mar 18, 2005

Est. Owner Equity

\$427,994

Loan-to-Value

43%

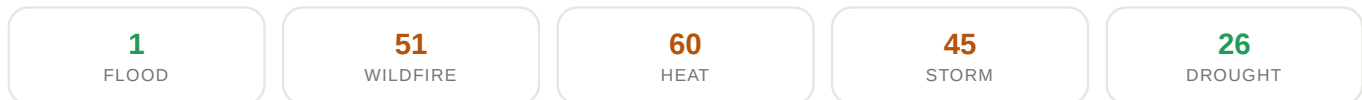
TAX & ASSESSMENT

Property Tax	\$8,234 (2025)
Assessed Value	\$767,750
Previous Assessed	\$752,697

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	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 28, 2011	Quitclaim	Quit Claim Transfer			
Sep 14, 2011	Financing	Intrafamily Transfer			\$276K
Aug 24, 2005	Quitclaim	Quit Claim Transfer			
Mar 14, 2005	Resale	Grant Deed	\$540,000	\$239	\$300K
Apr 2, 2003	Financing	Grant Deed			\$320K
Apr 2, 2003	Quitclaim	Quit Claim Transfer			
Oct 30, 1997	Resale	Grant Deed	\$215,000	\$95	\$204K

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 Scool	Elementary	KG–6	0.9 mi
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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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