

Single Family Residence **RESIDENTIAL**

5318 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$895,358 TopHap Estimate · \$387 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,314 ft²
LIVING AREA

0.71 ac
LOT SIZE

1992
YEAR BUILT

2
PARKING

VALUATION

\$895K

\$851K low

\$940K high

Last Sale

\$730,000 · Nov 9, 2020

Est. Owner Equity

\$384,958

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$8,641 (2025)
Assessed Value	\$805,977
Previous Assessed	\$790,174

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.71
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

1 FLOOD	59 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2020	Resale	Grant Deed	\$730,000	\$315	\$510K
Oct 14, 2004	Resale	Grant Deed	\$422,045	\$182	
Sep 9, 2004	Recorded document	Affidavit Of Death			
Mar 17, 2004	Quitclaim	Quit Claim Transfer			
Jul 15, 1992	Resale	Grant Deed	\$279,500	\$121	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.3 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------