

Single Family Residence **RESIDENTIAL**

5472 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$790,183 TopHap Estimate · \$311 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,543 ft²

LIVING AREA

0.17 ac

LOT SIZE

1994

YEAR BUILT

3

PARKING

VALUATION

\$790K

\$745K low

\$835K high

Last Sale

\$370,000 · Mar 13, 2003

Est. Owner Equity

\$313,183

Loan-to-Value

62%

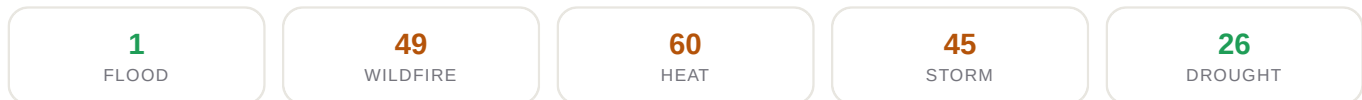
TAX & ASSESSMENT

Property Tax	\$5,952 (2025)
Assessed Value	\$546,576
Previous Assessed	\$535,860

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
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
Mar 13, 2003	Resale	Grant Deed	\$370,000	\$145	\$296K
Sep 28, 2000	Resale	Grant Deed	\$277,000	\$109	\$235K
Jan 14, 1994	Resale	Grant Deed	\$250,500	\$99	\$225K
Nov 10, 1993	Financing	Grant Deed			\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.5 mi
Cobblestone Elementary School	Elementary	KG–6	0.8 mi
Granite Oaks Middle School	Middle	7–8	0.9 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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