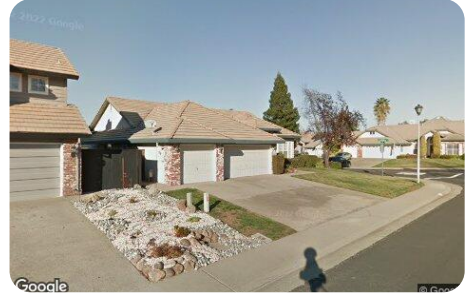


Single Family Residence **RESIDENTIAL**

5334 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$802,635 TopHap Estimate · \$316 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,543 ft²

LIVING AREA

0.18 ac

LOT SIZE

1992

YEAR BUILT

3

PARKING

VALUATION

\$803K

\$753K low

\$853K high

Last Sale

\$525,000 · May 24, 2017

Est. Owner Equity

\$702,635

Loan-to-Value

13%

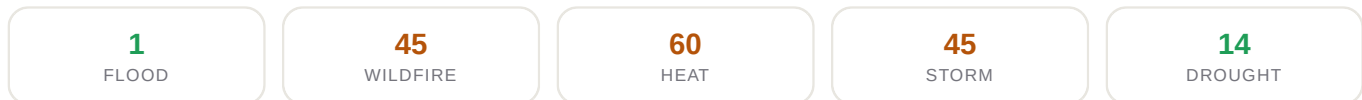
TAX & ASSESSMENT

Property Tax	\$7,327 (2025)
Assessed Value	\$675,535
Previous Assessed	\$662,290

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	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 24, 2019	Quitclaim	Quit Claim Transfer			
Jan 25, 2018	Financing	Trustees Deed			\$100K
May 22, 2017	Resale	Grant Deed	\$525,000	\$206	
Jun 18, 2015	Quitclaim	Quit Claim Transfer			
Nov 7, 2014	Resale	Grant Deed	\$490,000	\$193	\$365K
Sep 18, 2013	Resale	Grant Deed	\$380,000	\$149	
Oct 20, 2003	Resale	Grant Deed	\$406,000	\$160	\$256K
Oct 11, 1991	Resale	Grant Deed	\$271,500	\$107	\$95K

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 Scool	Elementary	KG–6	0.8 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	Absentee owner
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