

Single Family Residence **RESIDENTIAL**

5312 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$872,771 TopHap Estimate · \$382 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,284 ft²
LIVING AREA

0.8 ac
LOT SIZE

1992
YEAR BUILT

2
PARKING

VALUATION

\$873K

\$832K low

\$914K high

Last Sale

\$464,500 · Nov 20, 2002

Est. Owner Equity

\$262,771

Loan-to-Value

72%

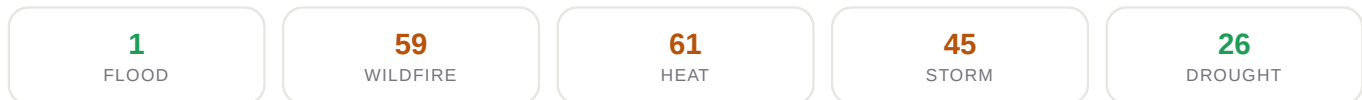
TAX & ASSESSMENT

Property Tax	\$7,364 (2025)
Assessed Value	\$686,181
Previous Assessed	\$672,728

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.80
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
Jul 2, 2012	Quitclaim	Quit Claim Transfer			
Jul 2, 2012	Quitclaim	Quit Claim Transfer			
Jul 2, 2012	Financing	Intrafamily Transfer			\$310K
Jul 2, 2012	Quitclaim	Quit Claim Transfer			
Jun 23, 2009	Quitclaim	Quit Claim Transfer			
Jun 23, 2009	Quitclaim	Quit Claim Transfer			\$326K
Nov 19, 2003	Quitclaim	Quit Claim Transfer			
Nov 20, 2002	Resale	Grant Deed	\$464,500	\$203	\$300K
Jul 24, 2002	Quitclaim	Quit Claim Transfer			\$180K
Apr 26, 2000	Quitclaim	Quit Claim Transfer			
May 21, 1999	Resale	Grant Deed	\$293,000	\$128	\$234K

Mar 13, 1998	Resale	Grant Deed	\$280,000	\$123	\$224K
Sep 23, 1994	Resale	Grant Deed	\$290,500	\$127	\$232K
May 15, 1992	Resale	Grant Deed	\$279,500	\$122	\$252K

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	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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