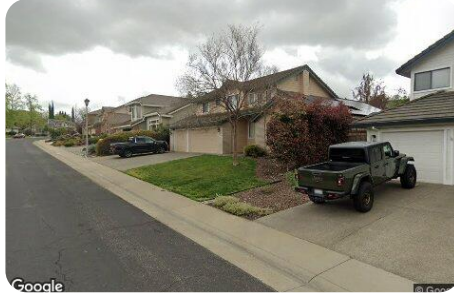


Single Family Residence **RESIDENTIAL**

5321 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$628,835 TopHap Estimate · \$278 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,262 ft²

LIVING AREA

0.18 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$629K

\$584K low

\$674K high

Last Sale

\$337,500 · Jan 10, 2003

Est. Owner Equity

\$628,835

TAX & ASSESSMENT

Property Tax	\$5,650 (2025)
Assessed Value	\$525,362
Previous Assessed	\$515,062

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	57 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 18, 2025	Resale	Grant Deed	\$630,000	\$279	
Mar 18, 2022	Financing	Intrafamily Transfer			
Apr 21, 2004	Quitclaim	Quit Claim Transfer			\$218K
Jan 10, 2003	Recorded document	Grant Deed			
Jan 10, 2003	Resale	Grant Deed	\$337,500	\$149	\$255K
Dec 12, 1996	Resale	Trustees Deed	\$205,000	\$91	\$164K
Dec 12, 1996	Quitclaim	Quit Claim Transfer			
May 30, 1996	Financing	Grant Deed			\$152K

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	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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