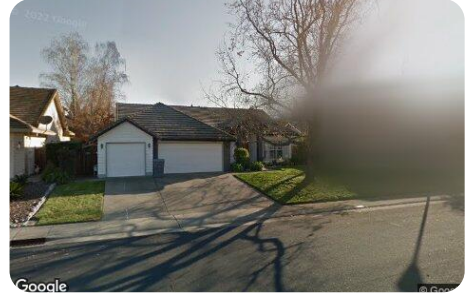


Single Family Residence **RESIDENTIAL**

5331 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$709,718 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,134 ft²
LIVING AREA

0.18 ac
LOT SIZE

1995
YEAR BUILT

2
PARKING

VALUATION

\$710K

\$675K low

\$745K high

Last Sale

\$520,000 · Jul 15, 2020

Est. Owner Equity

\$293,718

Loan-to-Value

59%

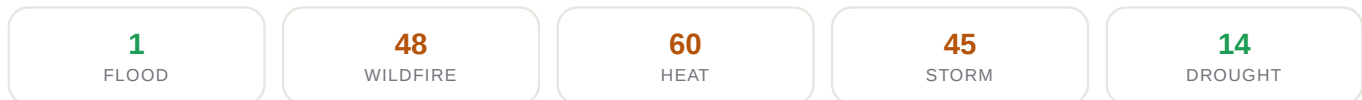
TAX & ASSESSMENT

Property Tax	\$6,538 (2025)
Assessed Value	\$610,554
Previous Assessed	\$598,583

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	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 13, 2020	Resale	Grant Deed	\$520,000	\$244	\$416K
May 5, 2006	Recorded document	Affidavit Of Death			
Dec 6, 2005	Quitclaim	Quit Claim Transfer			
Oct 10, 2002	Resale	Grant Deed	\$350,000	\$164	
Jul 20, 1999	Quitclaim	Quit Claim Transfer			
Aug 18, 1998	Resale	Grant Deed	\$215,000	\$101	\$172K
Aug 26, 1994	Non-arms-length	Grant Deed	\$207,500	\$97	\$196K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Granite Oaks Middle School	Middle	7–8	0.8 mi

Cobblestone Elementary Scool	Elementary	KG–6	0.9 mi
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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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