

Single Family Residence **RESIDENTIAL**

5402 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$829,080 TopHap Estimate · \$326 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,543 ft²

LIVING AREA

0.18 ac

LOT SIZE

1991

YEAR BUILT

3

PARKING

VALUATION

\$829K

\$793K low

\$865K high

Last Sale

\$755,000 · Apr 8, 2022

Est. Owner Equity

\$154,080

Loan-to-Value

82%

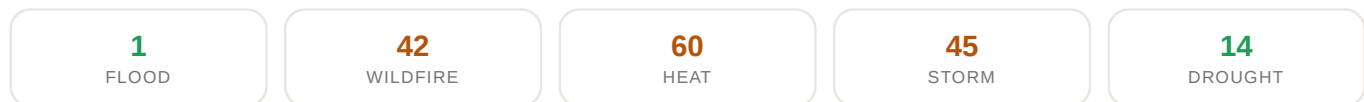
TAX & ASSESSMENT

Property Tax	\$8,761 (2025)
Assessed Value	\$817,235
Previous Assessed	\$801,211

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
Apr 4, 2022	Resale	Grant Deed	\$755,000	\$297	\$675K
Jul 13, 2020	Quitclaim	Quit Claim Transfer			
Mar 26, 2020	Resale	Grant Deed	\$549,000	\$216	\$412K
Jun 15, 2016	Resale	Grant Deed	\$510,000	\$201	\$325K
Jun 28, 2011	Quitclaim	Quit Claim Transfer			
Jun 24, 2002	Recorded document	Grant Deed			
Jun 24, 2002	Resale	Grant Deed	\$420,000	\$165	\$357K
Apr 3, 1992	Resale	Grant Deed	\$284,000	\$112	\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.4 mi
Cobblestone Elementary School	Elementary	KG–6	0.8 mi
Granite Oaks Middle School	Middle	7–8	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	Owner occupied
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