

Single Family Residence **RESIDENTIAL**

# 5308 THUNDER RIDGE CIR

ROCKLIN, CA 95765

**\$785,697** TopHap Estimate · \$318 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**  
BEDS

**2.5**  
BATHS

**2,470 ft<sup>2</sup>**  
LIVING AREA

**0.18 ac**  
LOT SIZE

**1997**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$786K**

\$743K low

\$829K high

Last Sale

**\$459,000 · Jul 18, 2013**

Est. Owner Equity

**\$526,597**

Loan-to-Value

**33%**

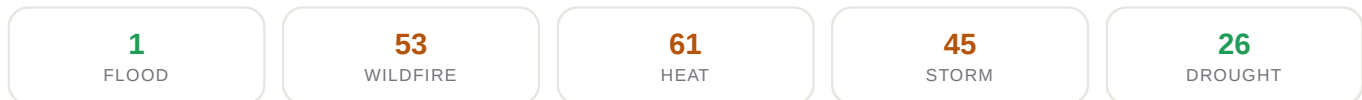
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,168 (2025) |
| Assessed Value    | \$573,911      |
| Previous Assessed | \$562,659      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| 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 <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 18, 2020 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jun 28, 2013 | Resale    | Grant Deed          | \$459,000 | \$186              | \$259K |
| Aug 24, 2001 | Resale    | Grant Deed          | \$329,000 | \$133              | \$284K |
| Jul 11, 1997 | Resale    | Grant Deed          | \$215,000 | \$87               | \$204K |
| Feb 7, 1997  | Financing | Grant Deed          |           |                    | \$160K |

## 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 School | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>18</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>45,567</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|