

Single Family Residence **RESIDENTIAL**

5464 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$662,198 TopHap Estimate · \$320 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,069 ft²
LIVING AREA

0.18 ac
LOT SIZE

1991
YEAR BUILT

2
PARKING

VALUATION

\$662K

\$621K low

\$703K high

Last Sale

\$239,000 · Aug 14, 2000

Est. Owner Equity

\$282,198

Loan-to-Value

58%

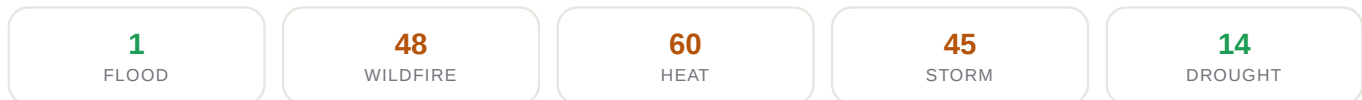
TAX & ASSESSMENT

Property Tax	\$4,458 (2025)
Assessed Value	\$413,536
Previous Assessed	\$405,429

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.18
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
May 15, 2015	Quitclaim	Quit Claim Transfer			
Jul 22, 2013	Financing	Intrafamily Transfer			\$308K
Jul 22, 2013	Quitclaim	Quit Claim Transfer			
Nov 5, 2010	Quitclaim	Quit Claim Transfer			
Nov 5, 2010	Quitclaim	Quit Claim Transfer			
Aug 14, 2000	Resale	Grant Deed	\$239,000	\$116	\$215K
Jul 1, 1991	Resale	Grant Deed	\$249,545	\$121	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocklin High School	High	9–12	0.5 mi
Cobblestone Elementary School	Elementary	KG–6	0.7 mi

Granite Oaks Middle School	Middle	7–8	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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