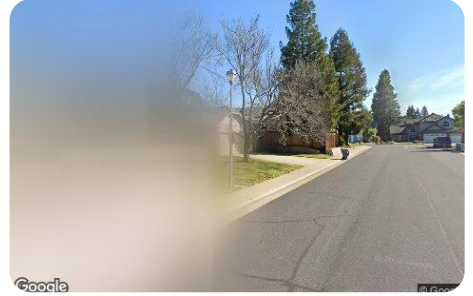


Single Family Residence **RESIDENTIAL**

5461 THUNDER RIDGE CIR

ROCKLIN, CA 95765

\$761,970 TopHap Estimate · \$321 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,376 ft²

LIVING AREA

0.18 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$762K

\$718K low

\$806K high

Last Sale

\$281,000 · Dec 23, 1999

Est. Owner Equity

\$503,970

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$4,822 (2025)
Assessed Value	\$440,502
Previous Assessed	\$431,866

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	47 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2021	Financing	Intrafamily Transfer			\$258K
Mar 25, 2021	Financing	Intrafamily Transfer			
Jul 2, 2012	Financing	Intrafamily Transfer			\$312K
Oct 11, 2005	Quitclaim	Quit Claim Transfer			
Dec 23, 1999	Resale	Grant Deed	\$281,000	\$118	\$239K
Mar 30, 1994	Quitclaim	Quit Claim Transfer			
Mar 16, 1992	Resale	Grant Deed	\$258,500	\$109	\$194K
Aug 23, 1990	Resale	Grant Deed	\$250,000	\$105	\$187K

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

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	Absentee owner
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