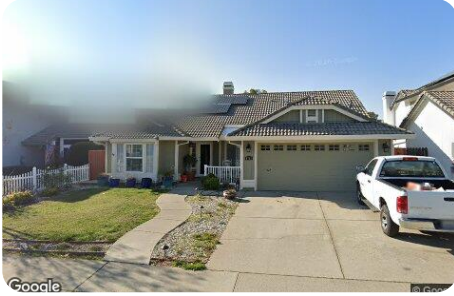


Single Family Residence **RESIDENTIAL**

5782 RIVER RUN CIR

ROCKLIN, CA 95765

\$538,513 TopHap Estimate · \$340 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$539K

\$527K low

\$550K high

Last Sale

\$345,500 · Jun 13, 2007

Est. Owner Equity

\$8,515

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$5,181 (2025)
Assessed Value	\$471,933
Previous Assessed	\$462,680

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2022	Financing	Intrafamily Transfer			
Apr 14, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Jun 8, 2007	Resale	Grant Deed	\$345,500	\$218	\$345K
Apr 19, 2002	Resale	Grant Deed	\$236,000	\$149	\$232K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.5 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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