

Single Family Residence

RESIDENTIAL

5775 RIVER RUN CIR

ROCKLIN, CA 95765

\$618,017 TopHap Estimate · \$369 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,676 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$618K

\$582K low

\$654K high

Last Sale

\$605,000 · Jun 2, 2021

Est. Owner Equity

\$134,017

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$6,652 (2025)
Assessed Value	\$578,000
Previous Assessed	\$598,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

34
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 24, 2021	Resale	Grant Deed	\$605,000	\$361	\$484K
Feb 27, 2015	Recorded document	Grant Deed			
Nov 8, 2013	Resale	Grant Deed	\$270,000	\$161	\$189K
Nov 7, 2013	Quitclaim	Quit Claim Transfer			
Mar 22, 2007	Resale	Grant Deed	\$382,000	\$228	\$306K
Feb 18, 2005	Financing	Intrafamily Transfer			\$53K
May 4, 2004	Quitclaim	Quit Claim Transfer			\$28K
Sep 17, 2002	Resale	Grant Deed	\$247,000	\$147	\$198K
May 9, 1990	Resale	Grant Deed	\$171,500	\$102	\$137K

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	1.4 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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