

Single Family Residence **RESIDENTIAL**

5728 RIVER RUN CIR

ROCKLIN, CA 95765

\$607,273 TopHap Estimate · \$383 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

7

ROOMS

2

PARKING

VALUATION

\$607K

\$586K low

\$629K high

Last Sale

\$565,000 · Jun 23, 2021

Est. Owner Equity

\$59,273

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$6,717 (2025)
Assessed Value	\$550,000
Previous Assessed	\$597,000

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
Jun 8, 2021	Resale	Grant Deed	\$565,000	\$357	\$548K
May 18, 2018	Resale	Grant Deed	\$400,000	\$253	
Sep 29, 2014	Quitclaim	Quit Claim Transfer			
Apr 25, 2011	Resale	Grant Deed	\$230,500	\$146	
Mar 23, 2011	Quitclaim	Quit Claim Transfer			
Mar 7, 2011	Non-arms-length	Trustees Deed	\$152,500	\$96	
Apr 11, 2007	Resale	Grant Deed	\$370,000	\$234	\$296K
Jan 5, 2004	Quitclaim	Quit Claim Transfer			
Dec 19, 2003	Quitclaim	Quit Claim Transfer			
Dec 19, 2003	Resale	Grant Deed	\$276,000	\$174	
Jan 4, 2001	Resale	Grant Deed	\$194,000	\$122	\$175K

Aug 3, 1990	Resale	Grant Deed	\$178,000	\$112	\$142K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	1.0 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	Absentee owner
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