

Single Family Residence

RESIDENTIAL

5770 RIVER RUN CIR

ROCKLIN, CA 95765

\$587,755 TopHap Estimate · \$311 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$588K

\$573K low

\$603K high

Last Sale

\$225,000 · Apr 26, 2012

Est. Owner Equity

\$267,755

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,298 (2025)
Assessed Value	\$288,123
Previous Assessed	\$282,475

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	33 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 20, 2020	Quitclaim	Quit Claim Transfer			
Apr 5, 2012	Resale	Grant Deed	\$225,000	\$119	\$219K
Apr 20, 2007	Resale	Grant Deed	\$411,500	\$218	\$329K
Nov 1, 2002	Resale	Grant Deed	\$307,000	\$162	\$244K
Nov 1, 2001	Quitclaim	Quit Claim Transfer			\$165K
Apr 12, 1991	Resale	Grant Deed	\$185,000	\$98	\$148K
Jun 20, 1990	Resale	Grant Deed	\$92,500	\$49	\$69K

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
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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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