

Single Family Residence **RESIDENTIAL**

5754 RIVER RUN CIR

ROCKLIN, CA 95765

\$656,453 TopHap Estimate · \$347 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.12 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$656K

\$567K low

\$745K high

Last Sale

\$647,000 · Jul 9, 2024

Est. Owner Equity

\$11,968

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$6,913 (2025)
Assessed Value	\$644,000
Previous Assessed	\$622,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

33
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2024	Resale	Grant Deed	\$647,000	\$342	\$644K
Oct 21, 2013	Recorded document	Grant Deed			
Apr 23, 2008	Resale	Grant Deed	\$283,500	\$150	\$198K
Oct 17, 2007	Non-arms-length	Trustees Deed	\$323,000	\$171	
Jul 17, 2006	Financing	Grant Deed			\$368K
Mar 18, 2005	Quitclaim	Quit Claim Transfer			\$385K
Dec 6, 2002	Resale	Grant Deed	\$290,000	\$153	
Aug 29, 1991	Resale	Grant Deed	\$197,500	\$104	\$148K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.3 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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