

Single Family Residence

**RESIDENTIAL**

# 5785 RIVER RUN CIR

ROCKLIN, CA 95765

**\$552,103** TopHap Estimate · \$349 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,584 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1987**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$552K**

\$533K low

\$572K high

Last Sale

**\$349,000 · Jul 30, 2015**

Est. Owner Equity

**\$224,853**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,642 (2025) |
| Assessed Value    | \$421,399      |
| Previous Assessed | \$413,137      |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 33<br>WILDFIRE | 60<br>HEAT | 45<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Jul 26, 2015 | Resale          | Grant Deed          | \$349,000 | \$220  | \$332K |
| May 13, 2015 | Non-arms-length | Trustees Deed       | \$300,000 | \$189  |        |
| Jan 24, 2008 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Jun 20, 2007 | Resale          | Grant Deed          | \$362,000 | \$229  | \$362K |
| Feb 7, 2003  | Resale          | Grant Deed          | \$260,000 | \$164  | \$256K |
| Oct 20, 1994 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Apr 23, 1992 | Resale          | Grant Deed          | \$165,000 | \$104  | \$80K  |

## 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

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CRIME INDEX

82

AIR POLLUTION

45,567

POPULATION

\$126K

MEDIAN IN-COME

61°F

AVG TEMP

78%

SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied