

Single Family Residence **RESIDENTIAL**

5753 RIVER RUN CIR

ROCKLIN, CA 95765

\$518,963 TopHap Estimate · \$310 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,676 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$519K

\$508K low

\$530K high

Last Sale

\$132,000 · Jan 23, 1997

Est. Owner Equity

\$0

Loan-to-Value

144%

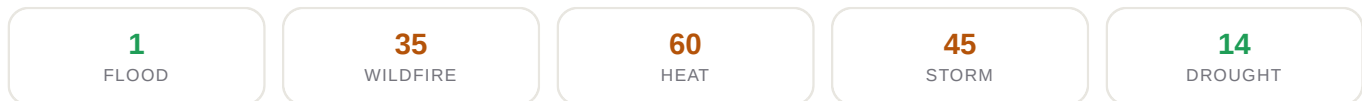
TAX & ASSESSMENT

Property Tax	\$2,467 (2025)
Assessed Value	\$219,252
Previous Assessed	\$214,954

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 3, 2022	Financing	Intrafamily Transfer			
Jan 23, 1997	Resale	Grant Deed	\$132,000	\$79	\$112K

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	1.3 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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