

Single Family Residence **RESIDENTIAL**

5742 RIVER RUN CIR

ROCKLIN, CA 95765

\$588,499 TopHap Estimate · \$351 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,676 ft²

LIVING AREA

0.15 ac

LOT SIZE

1988

YEAR BUILT

7

ROOMS

2

PARKING

VALUATION

\$588K

\$565K low

\$612K high

Last Sale

\$497,000 · Aug 13, 2019

Est. Owner Equity

\$116,499

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,060 (2025)
Assessed Value	\$554,407
Previous Assessed	\$543,537

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

35
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2019	Resale	Grant Deed	\$497,000	\$297	\$482K
Sep 11, 2014	Resale	Grant Deed	\$310,000	\$185	\$234K
Oct 8, 2012	Quitclaim	Quit Claim Transfer			
Oct 8, 2012	Financing	Intrafamily Transfer			\$167K
Mar 31, 2003	Quitclaim	Quit Claim Transfer			
Feb 27, 2003	Quitclaim	Quit Claim Transfer			
Feb 27, 2003	Financing	Grant Deed			\$210K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	0.9 mi

Granite Oaks Middle School	Middle	7–8	1.3 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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