

Single Family Residence

**RESIDENTIAL**

# 5704 RIVER RUN CIR

ROCKLIN, CA 95765

**\$592,925** TopHap Estimate · \$314 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,890 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1989**

YEAR BUILT

**3**

PARKING

## VALUATION

**\$593K**

\$567K low

\$619K high

Last Sale

**\$69,000 · Dec 5, 1995**

Est. Owner Equity

**\$497,925**

Loan-to-Value

**16%**

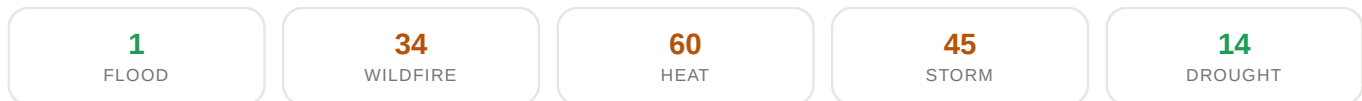
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,957 (2025) |
| Assessed Value    | \$256,147      |
| Previous Assessed | \$251,126      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.13                    |
| Construction  | Frame (Unspecified)     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-------------------|----------------------|-------|--------|------|
| Mar 28, 2025 | Financing         | Intrafamily Transfer |       |        |      |
| Mar 28, 2025 | Financing         | Intrafamily Transfer |       |        |      |
| May 19, 2016 | Recorded document | Affidavit Of Death   |       |        |      |
| Oct 15, 2003 | Quitclaim         | Quit Claim Transfer  |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Cobblestone Elementary School | Elementary | KG–6   | 0.2 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

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 18<br>CRIME INDEX | 82<br>AIR POLLUTION | 45,567<br>POPULATION | \$126K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|