

Single Family Residence **RESIDENTIAL**

# 5705 RIVER RUN CIR

ROCKLIN, CA 95765

**\$542,536** TopHap Estimate · \$343 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,584 ft²**

LIVING AREA

**0.12 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$543K**

\$523K low

\$563K high

Last Sale

**\$270,000 · Sep 17, 2013**

Est. Owner Equity

**\$340,036**

Loan-to-Value

**37%**

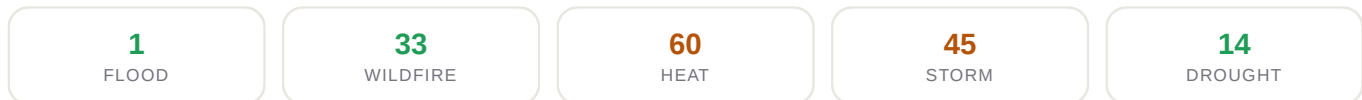
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,825 (2025) |
| Assessed Value    | \$337,588      |
| Previous Assessed | \$330,970      |

## PROPERTY FACTS

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

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Oct 17, 2013 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Sep 13, 2013 | Resale    | Grant Deed          | \$270,000 | \$170              | \$203K |
| Jun 16, 2010 | Quitclaim | Quit Claim Transfer |           |                    | \$165K |
| Oct 5, 1990  | Resale    | Grant Deed          | \$185,000 | \$117              | \$148K |
| Mar 20, 1990 | Financing | Grant Deed          |           |                    | \$590K |

## 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

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 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 |
|-----------|----------------|