

Single Family Residence **RESIDENTIAL**

5708 RIVER RUN CIR

ROCKLIN, CA 95765

\$594,427 TopHap Estimate · \$315 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

3

PARKING

VALUATION

\$594K

\$569K low

\$620K high

Last Sale

\$355,000 · Jun 12, 2014

Est. Owner Equity

\$271,227

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,271 (2025)
Assessed Value	\$480,428
Previous Assessed	\$471,009

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	34 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 24, 2017	Financing	Intrafamily Transfer			\$323K
Apr 24, 2017	Quitclaim	Quit Claim Transfer			
Jun 11, 2014	Resale	Grant Deed	\$355,000	\$188	\$284K
Jun 12, 2014	Recorded document	Affidavit Of Death			
Sep 17, 2012	Quitclaim	Quit Claim Transfer			
Aug 24, 2012	Quitclaim	Quit Claim Transfer			\$168K
Apr 22, 2009	Quitclaim	Quit Claim Transfer			\$175K
Apr 22, 2009	Quitclaim	Quit Claim Transfer			
Jun 5, 2003	Quitclaim	Quit Claim Transfer			
Jun 3, 2003	Quitclaim	Quit Claim Transfer			\$141K
Jul 30, 2002	Quitclaim	Quit Claim Transfer			
Jul 29, 2002	Quitclaim	Quit Claim Transfer			\$141K
Mar 8, 2001	Quitclaim	Quit Claim Transfer			

Nov 2, 2000	Recorded document	Grant Deed	
Mar 15, 1996	Quitclaim	Quit Claim Transfer	\$149K
Feb 15, 1995	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 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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