

Single Family Residence **RESIDENTIAL**

5713 RIVER RUN CIR

ROCKLIN, CA 95765

\$579,967 TopHap Estimate · \$307 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²
LIVING AREA

0.12 ac
LOT SIZE

1989

YEAR BUILT

3

PARKING

VALUATION

\$580K

\$549K low

\$611K high

Est. Owner Equity

\$467,467

Loan-to-Value

19%

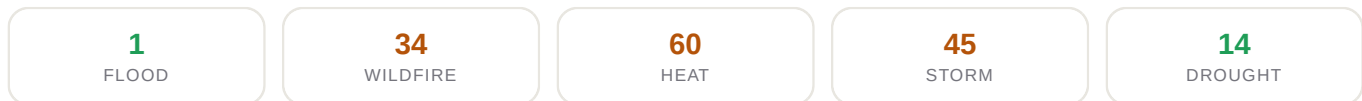
TAX & ASSESSMENT

Property Tax	\$2,792 (2025)
Assessed Value	\$247,838
Previous Assessed	\$242,980

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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary Scool	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.4 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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