

Single Family Residence

RESIDENTIAL

5781 RIVER RUN CIR

ROCKLIN, CA 95765

\$599,874 TopHap Estimate · \$358 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,676 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$600K

\$579K low

\$621K high

Last Sale

\$530,000 · Oct 18, 2021

Est. Owner Equity

\$225,274

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$6,266 (2025)
Assessed Value	\$573,687
Previous Assessed	\$562,439

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

33
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 14, 2021	Resale	Grant Deed	\$530,000	\$316	\$305K
Jan 12, 2018	Recorded document	Affidavit Of Death			
Feb 13, 2018	Resale	Grant Deed	\$370,000	\$221	\$363K
Jan 9, 2015	Quitclaim	Quit Claim Transfer			
Apr 19, 2010	Resale	Grant Deed	\$265,000	\$158	
Sep 25, 2008	Recorded document	Affidavit Of Death			
Jun 20, 2008	Quitclaim	Quit Claim Transfer			

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
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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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