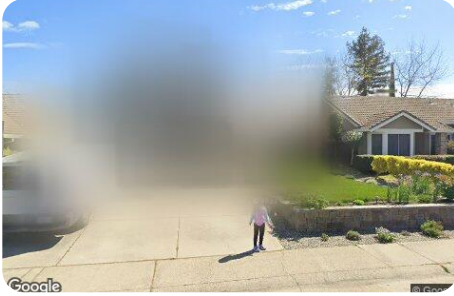


Single Family Residence **RESIDENTIAL**

5767 RIVER RUN CIR

ROCKLIN, CA 95765

\$576,143 TopHap Estimate · \$305 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

3

PARKING

VALUATION

\$576K

\$558K low

\$594K high

Last Sale

\$205,000 · Oct 4, 2011

Est. Owner Equity

\$37,329

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,026 (2025)
Assessed Value	\$262,627
Previous Assessed	\$257,479

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
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
Feb 12, 2026	Financing	Intrafamily Transfer			
Mar 24, 2021	Financing	Intrafamily Transfer			\$211K
Sep 27, 2011	Quitclaim	Quit Claim Transfer			
Sep 29, 2011	Resale	Grant Deed	\$205,000	\$108	\$227K
Apr 13, 2011	Foreclosure sale	Trustees Deed	\$396,057	\$210	
Jan 19, 2000	Quitclaim	Quit Claim Transfer			\$140K
Jan 17, 1996	Quitclaim	Quit Claim Transfer			
Jan 16, 1996	Resale	Grant Deed	\$145,000	\$77	\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	1.0 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------