

Single Family Residence **RESIDENTIAL**

5701 RIVER RUN CIR

ROCKLIN, CA 95765

\$535,849 TopHap Estimate · \$338 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,584 ft²
LIVING AREA

0.17 ac
LOT SIZE

1989
YEAR BUILT

2
PARKING

VALUATION

\$536K

\$515K low

\$557K high

Est. Owner Equity

\$302,649

Loan-to-Value

43%

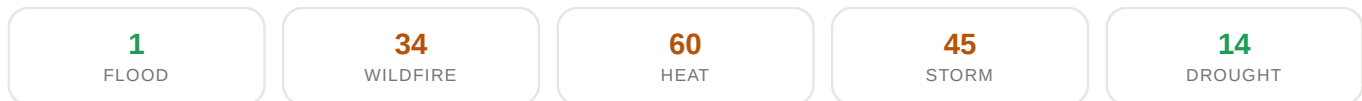
TAX & ASSESSMENT

Property Tax	\$2,542 (2025)
Assessed Value	\$217,214
Previous Assessed	\$212,956

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.17
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	0.2 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	Absentee owner
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