

Single Family Residence **RESIDENTIAL**

5771 RIVER RUN CIR

ROCKLIN, CA 95765

\$541,579 TopHap Estimate · \$342 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,584 ft²
LIVING AREA

0.13 ac
LOT SIZE

1987
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$542K

\$522K low

\$561K high

Last Sale

\$422,000 · Oct 29, 2019

Est. Owner Equity

\$208,079

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,244 (2025)
Assessed Value	\$470,742
Previous Assessed	\$461,512

PROPERTY FACTS

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

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	\$/FT ²	LOAN
Oct 25, 2019	Resale	Grant Deed	\$422,000	\$266	\$330K
Jun 30, 2016	Financing	Affidavit Of Death			\$284K
Feb 1, 2008	Quitclaim	Quit Claim Transfer			
Dec 5, 2007	Financing	Intrafamily Transfer			\$220K
Dec 30, 2004	Financing	Intrafamily Transfer			\$190K
Jul 27, 2001	Non-arms-length	Grant Deed	\$74,500	\$47	
Jul 20, 1998	Recorded document	Grant Deed			
Feb 7, 1994	Financing	Grant Deed			\$149K
Aug 27, 1993	Quitclaim	Quit Claim Transfer	\$77,500	\$49	
Nov 9, 1990	Non-arms-length	Grant Deed	\$64,500	\$41	\$42K

Mar 30, 1990 Non-arms-length Grant Deed \$71,500 \$45

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	1.4 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**