

Single Family Residence

RESIDENTIAL

5769 RIVER RUN CIR

ROCKLIN, CA 95765

\$498,919 TopHap Estimate · \$363 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,375 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$499K

\$476K low

\$522K high

Est. Owner Equity

\$348,919

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$3,716 (2025)
Assessed Value	\$327,408
Previous Assessed	\$320,989

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
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	\$/FT²	LOAN
Nov 18, 2020	Quitclaim	Quit Claim Transfer			
Mar 30, 2018	Quitclaim	Quit Claim Transfer			
Jul 17, 2013	Quitclaim	Quit Claim Transfer			
Jul 17, 2013	Financing	Intrafamily Transfer			\$135K
Sep 20, 2012	Quitclaim	Quit Claim Transfer			
Jun 1, 1990	Resale	Grant Deed	\$174,500	\$127	\$90K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------