

Single Family Residence **RESIDENTIAL**

# 5714 RIVER RUN CIR

ROCKLIN, CA 95765

**\$554,261** TopHap Estimate · \$350 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,584 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1988**

YEAR BUILT

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$554K**

**\$541K low**

**\$568K high**

Last Sale

**\$520,000 · Feb 1, 2023**

Est. Owner Equity

**\$554,261**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,109 (2025) |
| Assessed Value    | \$551,827      |
| Previous Assessed | \$541,008      |

## 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

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>34</b><br>WILDFIRE | <b>60</b><br>HEAT | <b>45</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Jan 24, 2023 | Resale          | Grant Deed          | \$520,000 | \$328              |        |
| Aug 31, 2017 | Quitclaim       | Quit Claim Transfer |           |                    | \$70K  |
| Jan 4, 2002  | Quitclaim       | Quit Claim Transfer |           |                    | \$159K |
| Jul 8, 1994  | Resale          | Grant Deed          | \$137,000 | \$86               | \$135K |
| Mar 21, 1994 | Non-arms-length | Trustees Deed       | \$64,483  | \$41               |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Cobblestone Elementary School | Elementary | KG–6   | 0.2 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<br>CRIME INDEX | 82<br>AIR POLLUTION | 45,567<br>POPULATION | \$126K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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