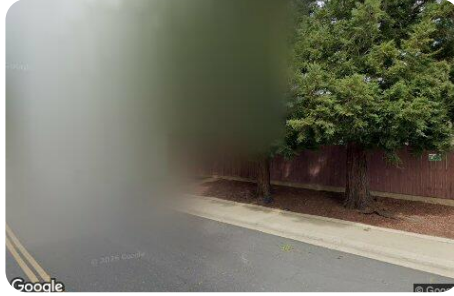


Single Family Residence **RESIDENTIAL**

5788 RIVER RUN CIR

ROCKLIN, CA 95765

\$667,686 TopHap Estimate · \$353 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.21 ac

LOT SIZE

1988

YEAR BUILT

3

PARKING

VALUATION

\$668K

\$577K low

\$758K high

Last Sale

\$660,000 · Jun 28, 2024

Est. Owner Equity

\$382,686

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$7,098 (2025)
Assessed Value	\$654,000
Previous Assessed	\$632,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 12, 2024	Resale	Grant Deed	\$660,000	\$349	\$285K
Jun 21, 2022	Financing	Intrafamily Transfer			
Jun 21, 2022	Financing	Intrafamily Transfer			
Feb 14, 2020	Quitclaim	Quit Claim Transfer			
Jan 17, 2003	Quitclaim	Quit Claim Transfer			\$200K
Aug 30, 1995	Quitclaim	Quit Claim Transfer			
Aug 30, 1995	Resale	Trustees Deed	\$155,500	\$82	\$119K
Mar 20, 1990	Recorded document	Mortgage			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	1.2 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	Owner occupied
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