

Single Family Residence

RESIDENTIAL

5700 RIVER RUN CIR

ROCKLIN, CA 95765

\$663,008

TopHap Estimate · \$351 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$663K

\$609K low

\$717K high

Last Sale

\$600,000 · Mar 9, 2022

Est. Owner Equity

\$183,009

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$6,989 (2025)
Assessed Value	\$644,000
Previous Assessed	\$622,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
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
Mar 4, 2022	Resale	Grant Deed	\$600,000	\$317	\$480K
Jan 3, 2014	Financing	Loan 1 (Only) Is A Reverse Mortgage			\$464K
Sep 1, 1993	Quitclaim	Quit Claim Transfer			\$106K

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	1.5 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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