

Single Family Residence **RESIDENTIAL**

5702 RIVER RUN CIR

ROCKLIN, CA 95765

\$536,554 TopHap Estimate · \$339 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$537K

\$515K low

\$558K high

Last Sale

\$325,000 · Dec 29, 2015

Est. Owner Equity

\$176,554

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,333 (2025)
Assessed Value	\$392,420
Previous Assessed	\$384,726

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

35
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 27, 2025	Financing	Intrafamily Transfer			\$100K
Dec 22, 2015	Resale	Grant Deed	\$325,000	\$205	\$260K
Dec 22, 2015	Quitclaim	Quit Claim Transfer			
Oct 30, 2015	Recorded document	Affidavit Of Death			
Nov 16, 2012	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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