

Single Family Residence **RESIDENTIAL**

5778 RIVER RUN CIR

ROCKLIN, CA 95765

\$553,187 TopHap Estimate · \$330 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,676 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

7

ROOMS

2

PARKING

VALUATION

\$553K

\$535K low

\$571K high

Last Sale

\$475,000 · Oct 19, 2020

Est. Owner Equity

\$328,187

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,741 (2025)
Assessed Value	\$524,437
Previous Assessed	\$514,154

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

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
Oct 7, 2020	Resale	Grant Deed	\$475,000	\$283	\$225K
Feb 8, 2011	Resale	Grant Deed	\$220,000	\$131	\$214K
May 10, 2010	Non-arms-length	Trustees Deed	\$201,000	\$120	
May 2, 2007	Recorded document	Grant Deed			
Feb 23, 2005	Financing	Intrafamily Transfer			\$75K
Jan 26, 2005	Quitclaim	Quit Claim Transfer			
Sep 14, 1999	Recorded document	Grant Deed			
Feb 3, 1998	Quitclaim	Quit Claim Transfer			
Jun 17, 1993	Resale	Grant Deed	\$157,000	\$94	\$149K

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	1.5 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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