

Single Family Residence **RESIDENTIAL**

5774 RIVER RUN CIR

ROCKLIN, CA 95765

\$503,766 TopHap Estimate · \$366 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,375 ft²
LIVING AREA

0.13 ac
LOT SIZE

1987
YEAR BUILT

2
PARKING

VALUATION

\$504K

\$480K low

\$528K high

Last Sale

\$297,500 · Apr 24, 2014

Est. Owner Equity

\$265,766

Loan-to-Value

47%

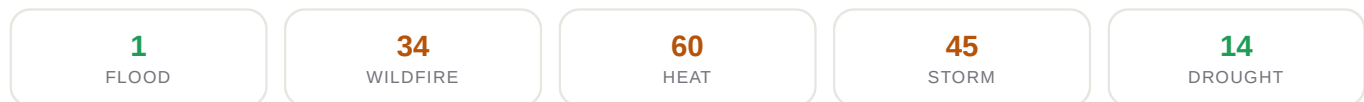
TAX & ASSESSMENT

Property Tax	\$4,191 (2025)
Assessed Value	\$371,974
Previous Assessed	\$364,681

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2014	Resale	Grant Deed	\$297,500	\$216	\$238K
Jun 14, 2001	Financing	Grant Deed			\$170K
Nov 7, 1996	Quitclaim	Quit Claim Transfer			
Jul 31, 1991	Resale	Grant Deed	\$164,000	\$119	\$123K

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	1.4 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 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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