

Single Family Residence

RESIDENTIAL

5776 RIVER RUN CIR

ROCKLIN, CA 95765

\$588,628 TopHap Estimate · \$311 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$589K

\$575K low

\$602K high

Last Sale

\$190,000 · Jul 26, 1999

Est. Owner Equity

\$92,269

Loan-to-Value

84%

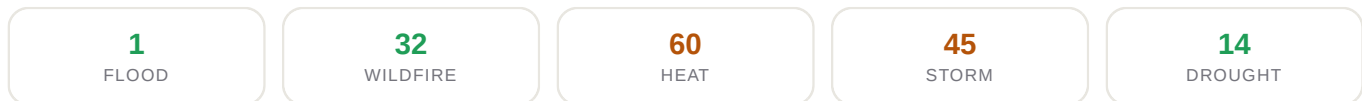
TAX & ASSESSMENT

Property Tax	\$3,325 (2025)
Assessed Value	\$297,841
Previous Assessed	\$292,002

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2022	Financing	Intrafamily Transfer			
May 5, 2012	Financing	Intrafamily Transfer			\$172K
Jul 26, 1999	Resale	Grant Deed	\$190,000	\$101	\$152K
Jan 11, 1996	Quitclaim	Quit Claim Transfer			

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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