

Single Family Residence **RESIDENTIAL**

5758 RIVER RUN CIR

ROCKLIN, CA 95765

\$526,520 TopHap Estimate · \$314 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,676 ft²
LIVING AREA

0.12 ac
LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$527K

\$504K low

\$549K high

Est. Owner Equity

\$367,520

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$3,441 (2025)
Assessed Value	\$293,978
Previous Assessed	\$288,215

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Tile
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

33
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 22, 2006	Quitclaim	Quit Claim Transfer			
Apr 10, 1992	Resale	Grant Deed	\$163,000	\$97	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	1.0 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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