

Single Family Residence

**RESIDENTIAL**

# 5760 RIVER RUN CIR

ROCKLIN, CA 95765

**\$588,491** TopHap Estimate · \$311 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,890 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1987**

YEAR BUILT

**3**

PARKING

## VALUATION

**\$588K**

\$564K low

\$613K high

Last Sale

**\$240,000 · Sep 22, 2010**

Est. Owner Equity

**\$398,491**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,640 (2025) |
| Assessed Value    | \$320,259      |
| Previous Assessed | \$313,980      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PLACER                  |
| Lot (acres)   | 0.12                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| 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 <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Dec 4, 2020  | Financing       | Intrafamily Transfer |           |                    | \$190K |
| Dec 3, 2019  | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Aug 26, 2010 | Resale          | Grant Deed           | \$240,000 | \$127              | \$180K |
| Mar 4, 2010  | Non-arms-length | Trustees Deed        | \$209,500 | \$111              |        |
| Jan 26, 2007 | Quitclaim       | Quit Claim Transfer  |           |                    | \$275K |
| Dec 30, 1993 | Quitclaim       | Quit Claim Transfer  |           |                    | \$135K |

## 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>18</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>45,567</div> <div>POPULATION</div> | <div>\$126K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|