

Single Family Residence **RESIDENTIAL**

5762 RIVER RUN CIR

ROCKLIN, CA 95765

\$509,499 TopHap Estimate · \$371 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,375 ft²

LIVING AREA

0.12 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$509K

\$493K low

\$526K high

Last Sale

\$215,000 · Apr 1, 2002

Est. Owner Equity

\$364,499

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$3,679 (2025)
Assessed Value	\$323,948
Previous Assessed	\$317,597

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	32 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 20, 2010	Quitclaim	Quit Claim Transfer			
Jul 20, 2010	Financing	Intrafamily Transfer			\$145K
Jun 16, 2003	Quitclaim	Quit Claim Transfer			
May 27, 2003	Quitclaim	Quit Claim Transfer			\$161K
Apr 3, 2002	Quitclaim	Quit Claim Transfer			
Apr 1, 2002	Resale	Grant Deed	\$215,000	\$156	\$160K
May 5, 1999	Resale	Grant Deed	\$152,500	\$111	\$122K
Sep 20, 1993	Resale	Grant Deed	\$146,000	\$106	
Aug 27, 1993	Resale	Grant Deed	\$133,000	\$97	\$135K
Jan 25, 1990	Resale	Grant Deed	\$164,000	\$119	\$148K

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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