

Single Family Residence **RESIDENTIAL**

5755 RIVER RUN CIR

ROCKLIN, CA 95765

\$526,618 TopHap Estimate · \$332 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$527K

\$506K low

\$548K high

Last Sale

\$335,000 · Aug 11, 2015

Est. Owner Equity

\$130,618

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$4,538 (2025)
Assessed Value	\$404,495
Previous Assessed	\$396,564

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

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
Jun 19, 2020	Financing	Intrafamily Transfer			\$360K
Jul 2, 2018	Financing	Grant Deed			\$50K
Aug 7, 2015	Resale	Grant Deed	\$335,000	\$211	
Jul 30, 2015	Quitclaim	Quit Claim Transfer			
Aug 7, 2015	Quitclaim	Quit Claim Transfer			
Nov 21, 2013	Quitclaim	Quit Claim Transfer			
Nov 21, 2013	Resale	Grant Deed	\$297,000	\$188	\$275K
Feb 19, 2009	Quitclaim	Quit Claim Transfer			
Sep 4, 2002	Resale	Grant Deed	\$248,000	\$157	\$211K
Jul 31, 1998	Resale	Grant Deed	\$151,500	\$96	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.2 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	Owner occupied
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