

Single Family Residence **RESIDENTIAL**

5752 RIVER RUN CIR

ROCKLIN, CA 95765

\$494,245 TopHap Estimate · \$359 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,375 ft²

LIVING AREA

0.15 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$494K

\$467K low

\$522K high

Last Sale

\$395,000 · Aug 29, 2019

Est. Owner Equity

\$0

Loan-to-Value

110%

TAX & ASSESSMENT

Property Tax	\$4,923 (2025)
Assessed Value	\$440,624
Previous Assessed	\$431,985

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

34
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2019	Resale	Grant Deed	\$395,000	\$287	\$296K
Dec 17, 2004	Quitclaim	Quit Claim Transfer			
Jul 14, 2004	Recorded document	Affidavit Of Death			
Dec 12, 2002	Quitclaim	Quit Claim Transfer			
Sep 13, 1991	Resale	Grant Deed	\$150,000	\$109	\$70K

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	1.3 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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