

Single Family Residence **RESIDENTIAL**

5734 RIVER RUN CIR

ROCKLIN, CA 95765

\$527,470 TopHap Estimate · \$333 / 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

\$508K low

\$547K high

Last Sale

\$450,000 · Jun 8, 2021

Est. Owner Equity

\$87,422

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,522 (2025)
Assessed Value	\$496,834
Previous Assessed	\$487,093

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	55 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 27, 2021	Resale	Grant Deed	\$450,000	\$284	\$442K
Oct 7, 2010	Recorded document	Grant Deed			
Apr 15, 2002	Financing	Grant Deed			\$135K
Feb 26, 2002	Quitclaim	Quit Claim Transfer			
May 12, 1999	Resale	Grant Deed	\$148,000	\$93	\$118K

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	1.3 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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