

Single Family Residence **RESIDENTIAL**

5730 RIVER RUN CIR

ROCKLIN, CA 95765

\$537,488 TopHap Estimate · \$321 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,676 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$537K

\$507K low

\$568K high

Last Sale

\$400,000 · Aug 30, 2018

Est. Owner Equity

\$117,850

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$5,078 (2025)
Assessed Value	\$455,125
Previous Assessed	\$446,202

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Tile
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 22, 2018	Resale	Grant Deed	\$400,000	\$239	\$390K
Aug 18, 2010	Quitclaim	Quit Claim Transfer			\$212K
Feb 5, 1990	Resale	Trustees Deed	\$173,000	\$103	\$138K
Feb 5, 1990	Resale	Trustees Deed	\$173,000	\$103	
Mar 2, 1989	Resale	Trustees Deed	\$117,000	\$70	
Mar 2, 1989	Quitclaim	Quit Claim Transfer			\$75K

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



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

OWNERSHIP

