

Single Family Residence **RESIDENTIAL**

5736 RIVER RUN CIR

ROCKLIN, CA 95765

\$509,248 TopHap Estimate · \$370 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,375 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$509K

\$492K low

\$527K high

Est. Owner Equity

\$180,248

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$4,146 (2025)
Assessed Value	\$367,758
Previous Assessed	\$360,548

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

34
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 16, 2020	Quitclaim	Quit Claim Transfer			\$326K
Jul 22, 2015	Financing	Intrafamily Transfer			\$293K
Nov 20, 2014	Resale	Grant Deed	\$300,000	\$218	
Nov 20, 2014	Financing	Intrafamily Transfer			\$9K
Oct 31, 1997	Resale	Grant Deed	\$127,500	\$93	\$110K
Feb 24, 1997	Recorded document	Grant Deed			
Dec 22, 1993	Quitclaim	Quit Claim Transfer			
Mar 27, 1992	Financing	Grant Deed			\$115K

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	Owner occupied
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