

Single Family Residence **RESIDENTIAL**

5731 RIVER RUN CIR

ROCKLIN, CA 95765

\$528,640 TopHap Estimate · \$334 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$529K

\$505K low

\$552K high

Last Sale

\$220,000 · Jul 30, 2001

Est. Owner Equity

\$431,440

Loan-to-Value

18%

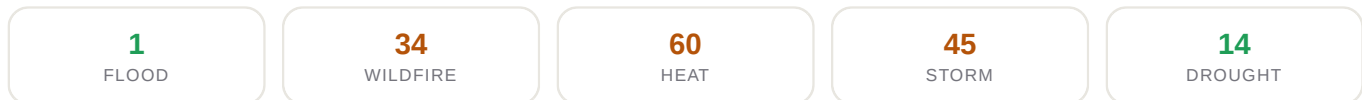
TAX & ASSESSMENT

Property Tax	\$3,760 (2025)
Assessed Value	\$331,478
Previous Assessed	\$324,980

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2008	Quitclaim	Quit Claim Transfer			
Jul 30, 2001	Resale	Grant Deed	\$220,000	\$139	\$110K
Jul 20, 2000	Resale	Grant Deed	\$191,000	\$121	\$182K
Jul 31, 1998	Resale	Grant Deed	\$154,000	\$97	\$123K
Mar 2, 1998	Quitclaim	Quit Claim Transfer			\$120K
Jan 13, 1995	Resale	Grant Deed	\$125,000	\$79	\$124K
Nov 16, 1994	Recorded document	Trustees Deed			
Nov 16, 1994	Recorded document	Trustees Deed			
May 3, 1991	Non-arms-length	Grant Deed	\$15,000	\$9	\$163K
Dec 1, 1989	Resale	Grant Deed	\$180,000	\$114	\$162K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------