

Single Family Residence

RESIDENTIAL

5735 RIVER RUN CIR

ROCKLIN, CA 95765

\$603,974 TopHap Estimate · \$320 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.18 ac

LOT SIZE

1988

YEAR BUILT

3

PARKING

VALUATION

\$604K

\$585K low

\$623K high

Last Sale

\$505,000 · Dec 7, 2020

Est. Owner Equity

\$113,974

Loan-to-Value

80%

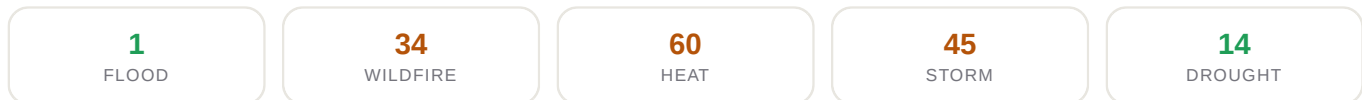
TAX & ASSESSMENT

Property Tax	\$6,170 (2025)
Assessed Value	\$557,560
Previous Assessed	\$546,628

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 30, 2020	Resale	Grant Deed	\$505,000	\$267	\$490K
Feb 13, 2003	Resale	Grant Deed	\$305,000	\$161	\$244K
Mar 28, 1991	Non-arms-length	Grant Deed	\$20,000	\$11	

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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