

Single Family Residence **RESIDENTIAL**

5726 RIVER RUN CIR

ROCKLIN, CA 95765

\$585,615 TopHap Estimate · \$310 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

7

ROOMS

3

PARKING

VALUATION

\$586K

\$569K low

\$602K high

Last Sale

\$332,000 · Apr 28, 2014

Est. Owner Equity

\$135,635

Loan-to-Value

77%

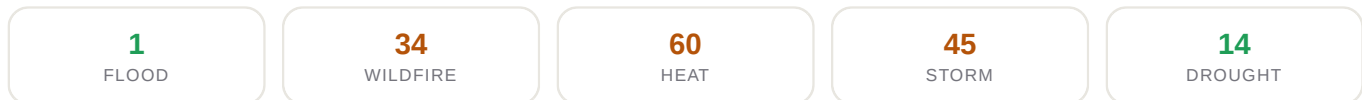
TAX & ASSESSMENT

Property Tax	\$4,651 (2025)
Assessed Value	\$415,112
Previous Assessed	\$406,973

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
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
Apr 17, 2014	Resale	Grant Deed	\$332,000	\$176	\$324K
May 31, 2001	Resale	Grant Deed	\$247,500	\$131	
Aug 29, 1997	Resale	Grant Deed	\$145,000	\$77	\$142K
May 31, 1990	Resale	Grant Deed	\$206,000	\$109	\$165K

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

OWNERSHIP

Occupancy	Owner occupied
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