

Single Family Residence

RESIDENTIAL

5748 RIVER RUN CIR

ROCKLIN, CA 95765

\$651,491 TopHap Estimate · \$345 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

3

PARKING

VALUATION

\$651K

\$625K low

\$678K high

Last Sale

\$580,000 · May 25, 2021

Est. Owner Equity

\$223,991

Loan-to-Value

65%

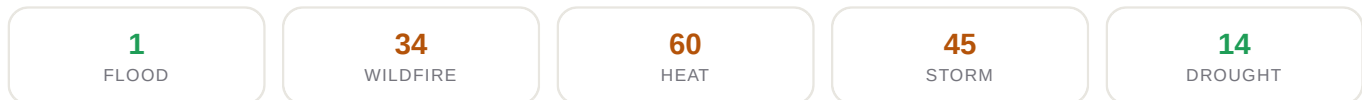
TAX & ASSESSMENT

Property Tax	\$6,913 (2025)
Assessed Value	\$640,364
Previous Assessed	\$622,000

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
Aug 11, 2022	Financing	Intrafamily Transfer			
May 13, 2021	Resale	Grant Deed	\$580,000	\$307	\$428K
Jun 14, 2011	Resale	Grant Deed	\$210,000	\$111	\$110K
Mar 23, 2011	Non-arms-length	Trustees Deed	\$432,976	\$229	
Nov 8, 2006	Financing	Intrafamily Transfer			\$376K
Dec 4, 2003	Resale	Grant Deed	\$320,000	\$169	\$256K
Jan 12, 1994	Quitclaim	Quit Claim Transfer			\$174K
Oct 23, 1990	Quitclaim	Quit Claim Transfer			\$176K
Oct 23, 1990	Quitclaim	Quit Claim Transfer	\$42,000	\$22	

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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