

Single Family Residence

RESIDENTIAL

5740 RIVER RUN CIR

ROCKLIN, CA 95765

\$633,177 TopHap Estimate · \$335 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.26 ac

LOT SIZE

1987

YEAR BUILT

3

PARKING

VALUATION

\$633K

\$615K low

\$652K high

Last Sale

\$256,000 · Sep 27, 2012

Est. Owner Equity

\$633,177

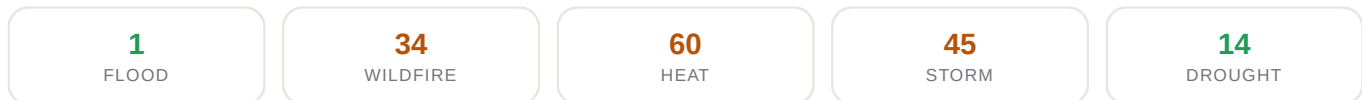
TAX & ASSESSMENT

Property Tax	\$5,337 (2025)
Assessed Value	\$479,433
Previous Assessed	\$470,033

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 9, 2017	Recorded document	Grant Deed			
Nov 12, 2014	Financing	Trustees Deed			\$769M
May 15, 2013	Quitclaim	Quit Claim Transfer			
Sep 6, 2012	Foreclosure sale	Trustees Deed	\$256,000	\$135	
May 25, 2012	Quitclaim	Quit Claim Transfer			
May 2, 2012	Quitclaim	Quit Claim Transfer			
Jun 26, 2008	Quitclaim	Quit Claim Transfer			
Jan 16, 2008	Recorded document	Affidavit Of Death			
Jul 8, 2005	Resale	Grant Deed	\$475,000	\$251	\$380K
Dec 16, 2004	Quitclaim	Quit Claim Transfer			\$305K
Dec 20, 2002	Resale	Grant Deed	\$307,000	\$162	\$230K

May 31, 2001	Quitclaim	Quit Claim Transfer			\$220K
Sep 13, 1993	Resale	Grant Deed	\$183,500	\$97	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	0.9 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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