

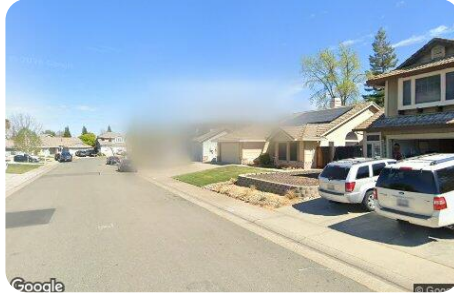
Single Family Residence

RESIDENTIAL

5761 RIVER RUN CIR

ROCKLIN, CA 95765

\$602,571 TopHap Estimate · \$319 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

8

ROOMS

3

PARKING

VALUATION

\$603K

\$575K low

\$630K high

Last Sale

\$440,000 · Jul 12, 2019

Est. Owner Equity

\$602,571

TAX & ASSESSMENT

Property Tax	\$5,992 (2025)
Assessed Value	\$490,822
Previous Assessed	\$481,199

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

1
FLOOD

34
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2019	Resale	Grant Deed	\$440,000	\$233	
Sep 15, 2017	Resale	Grant Deed	\$415,000	\$220	\$407K
Feb 10, 2015	Resale	Grant Deed	\$339,000	\$179	\$271K
Jan 13, 2011	Resale	Grant Deed	\$225,000	\$119	\$219K
Aug 26, 2010	Foreclosure sale	Trustees Deed	\$332,555	\$176	
Mar 12, 2008	Quitclaim	Quit Claim Transfer			
Mar 12, 2008	Quitclaim	Quit Claim Transfer			
Jul 19, 2004	Resale	Grant Deed	\$387,000	\$205	\$310K
Apr 28, 1998	Resale	Grant Deed	\$164,000	\$87	\$156K
May 31, 1990	Resale	Grant Deed	\$189,000	\$100	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.1 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
-----------	----------------