

Single Family Residence

RESIDENTIAL

5783 RIVER RUN CIR

ROCKLIN, CA 95765

\$610,292 TopHap Estimate · \$323 / ft² · confidence 97 · 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

\$610K

\$590K low

\$630K high

Last Sale

\$340,000 · Oct 15, 2014

Est. Owner Equity

\$291,292

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,669 (2025)
Assessed Value	\$416,791
Previous Assessed	\$408,620

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	In-Ground Pool

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
Oct 10, 2014	Resale	Grant Deed	\$340,000	\$180	\$334K
Aug 4, 2009	Resale	Grant Deed	\$290,000	\$153	\$285K
Jul 8, 2004	Resale	Grant Deed	\$387,000	\$205	\$287K
May 3, 2002	Resale	Grant Deed	\$259,000	\$137	\$207K
Jan 10, 2002	Foreclosure sale	Trustees Deed	\$196,300	\$104	
Jul 29, 1997	Quitclaim	Quit Claim Transfer			\$83K
Dec 2, 1996	Quitclaim	Quit Claim Transfer			
May 31, 1989	Resale	Grant Deed	\$157,000	\$83	\$141K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	1.1 mi
Granite Oaks Middle School	Middle	7–8	1.5 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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