

Single Family Residence **RESIDENTIAL**

5750 RIVER RUN CIR

ROCKLIN, CA 95765

\$497,173 TopHap Estimate · \$362 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,375 ft²

LIVING AREA

0.15 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$497K

\$468K low

\$526K high

Last Sale

\$320,000 · May 5, 2015

Est. Owner Equity

\$88,455

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$4,408 (2025)
Assessed Value	\$392,273
Previous Assessed	\$384,583

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

33
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 3, 2015	Resale	Grant Deed	\$320,000	\$233	\$327K
Oct 25, 2014	Quitclaim	Quit Claim Transfer			
Jan 10, 2013	Quitclaim	Quit Claim Transfer			\$188K
Feb 24, 2005	Quitclaim	Quit Claim Transfer			
Dec 18, 2003	Non-arms-length	Grant Deed	\$249,000	\$181	\$159K
May 7, 2003	Resale	Grant Deed	\$269,000	\$196	
Nov 27, 1991	Resale	Grant Deed	\$178,181	\$130	\$143K

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
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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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