

Single Family Residence **RESIDENTIAL**

5706 RIVER RUN CIR

ROCKLIN, CA 95765

\$538,534 TopHap Estimate · \$340 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$539K

\$525K low

\$553K high

Last Sale

\$230,000 · Sep 5, 2001

Est. Owner Equity

\$294,784

Loan-to-Value

45%

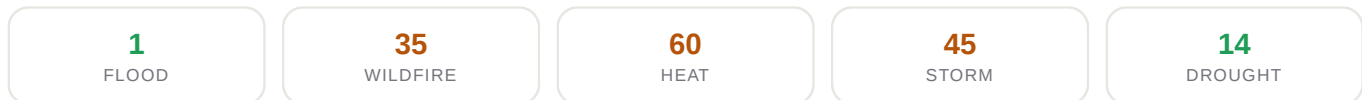
TAX & ASSESSMENT

Property Tax	\$3,920 (2025)
Assessed Value	\$346,553
Previous Assessed	\$339,758

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
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
Sep 5, 2001	Resale	Grant Deed	\$230,000	\$145	\$150K
Apr 11, 1994	Quitclaim	Quit Claim Transfer			
Apr 1, 1994	Resale	Grant Deed	\$145,000	\$92	\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.2 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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