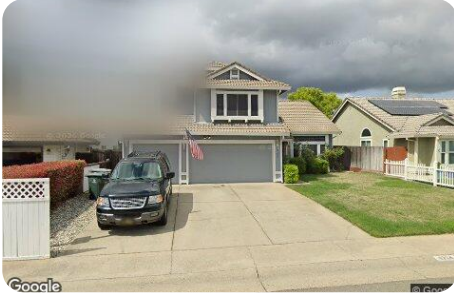


Single Family Residence **RESIDENTIAL**

5784 RIVER RUN CIR

ROCKLIN, CA 95765

\$587,399 TopHap Estimate · \$311 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

8

ROOMS

3

PARKING

VALUATION

\$587K

\$572K low

\$603K high

Est. Owner Equity

\$243,399

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,065 (2025)
Assessed Value	\$266,332
Previous Assessed	\$261,111

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	33 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 14, 2013	Quitclaim	Quit Claim Transfer			
Jun 14, 2013	Financing	Intrafamily Transfer			\$130K
Jun 2, 2011	Financing	Intrafamily Transfer			\$139K

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	Absentee owner
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