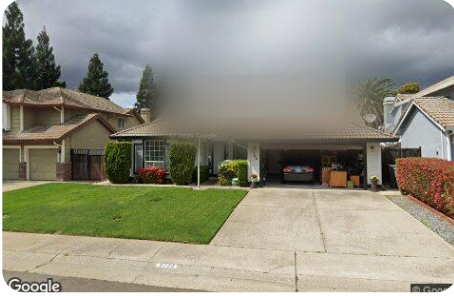


Single Family Residence **RESIDENTIAL**

5786 RIVER RUN CIR

ROCKLIN, CA 95765

\$544,213 TopHap Estimate · \$325 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,676 ft²
LIVING AREA

0.13 ac
LOT SIZE

1987
YEAR BUILT

2
PARKING

VALUATION

\$544K

\$528K low

\$560K high

Last Sale

\$300,000 · Jan 31, 2014

Est. Owner Equity

\$544,213

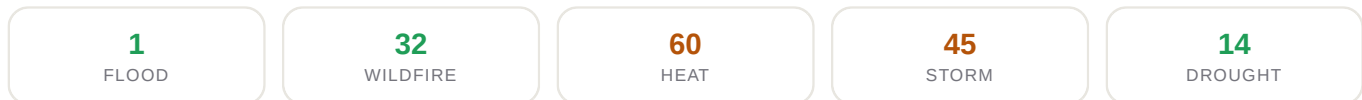
TAX & ASSESSMENT

Property Tax	\$4,225 (2025)
Assessed Value	\$375,100
Previous Assessed	\$367,746

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
Mar 27, 2017	Recorded document	Grant Deed			
Jan 27, 2014	Resale	Grant Deed	\$300,000	\$179	
Jan 31, 2014	Quitclaim	Quit Claim Transfer			
Dec 11, 2012	Recorded document	Affidavit Of Death			

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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