

Single Family Residence

RESIDENTIAL

5712 RIVER RUN CIR

ROCKLIN, CA 95765

\$573,474 TopHap Estimate · \$303 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

3

PARKING

VALUATION

\$573K

\$557K low

\$590K high

Last Sale

\$170,000 · Jul 7, 1999

Est. Owner Equity

\$297,474

Loan-to-Value

48%

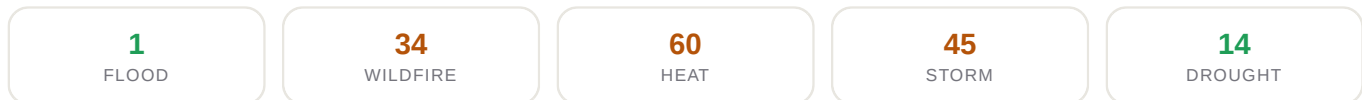
TAX & ASSESSMENT

Property Tax	\$2,984 (2025)
Assessed Value	\$265,857
Previous Assessed	\$260,645

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	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 22, 2007	Quitclaim	Quit Claim Transfer			
Mar 22, 2007	Financing	Intrafamily Transfer			\$276K
Apr 4, 2005	Recorded document	Affidavit Of Death			
Oct 25, 2004	Quitclaim	Quit Claim Transfer			
Jul 7, 1999	Resale	Grant Deed	\$170,000	\$90	\$168K
Nov 23, 1994	Resale	Grant Deed	\$151,500	\$80	\$95K
Oct 14, 1993	Resale	Grant Deed	\$172,000	\$91	

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
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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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