

Single Family Residence **RESIDENTIAL**

5723 RIVER RUN CIR

ROCKLIN, CA 95765

\$528,470 TopHap Estimate · \$384 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,375 ft²
LIVING AREA

0.13 ac
LOT SIZE

1988
YEAR BUILT

2
PARKING

VALUATION

\$528K

\$508K low

\$549K high

Last Sale

\$429,000 · Nov 8, 2019

Est. Owner Equity

\$82,515

Loan-to-Value

84%

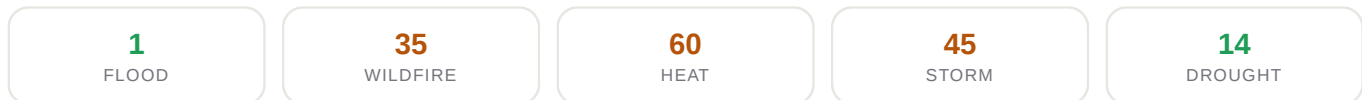
TAX & ASSESSMENT

Property Tax	\$5,251 (2025)
Assessed Value	\$478,551
Previous Assessed	\$469,168

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
Oct 29, 2019	Resale	Grant Deed	\$429,000	\$312	\$404K
Jun 7, 2016	Resale	Grant Deed	\$328,000	\$239	\$339K
Jun 5, 2000	Resale	Grant Deed	\$177,500	\$129	\$176K
Sep 21, 1990	Resale	Grant Deed	\$172,000	\$125	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.4 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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