

Single Family Residence

**RESIDENTIAL**

# 5727 RIVER RUN CIR

ROCKLIN, CA 95765

**\$610,246** TopHap Estimate · \$364 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,676 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1988**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$610K**

\$590K low

\$631K high

Last Sale

**\$600,000 · Dec 16, 2021**

Est. Owner Equity

**\$130,246**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,620 (2025) |
| Assessed Value    | \$568,000      |
| Previous Assessed | \$588,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.13                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>34</b><br>WILDFIRE | <b>60</b><br>HEAT | <b>45</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Nov 8, 2023  | Financing | Intrafamily Transfer |           |                    |        |
| Dec 14, 2021 | Resale    | Grant Deed           | \$600,000 | \$358              | \$480K |
| Dec 30, 2002 | Quitclaim | Quit Claim Transfer  |           |                    | \$159K |
| Feb 18, 1999 | Resale    | Grant Deed           | \$161,500 | \$96               | \$157K |
| Oct 3, 1997  | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Sep 26, 1997 | Quitclaim | Quit Claim Transfer  |           |                    |        |

## 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>18</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>45,567</div> <div>POPULATION</div> | <div>\$126K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|