

Single Family Residence

RESIDENTIAL

5716 RIVER RUN CIR

ROCKLIN, CA 95765

\$587,505 TopHap Estimate · \$310 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,894 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$588K

\$560K low

\$615K high

Last Sale

\$383,000 · Dec 7, 2016

Est. Owner Equity

\$563,833

Loan-to-Value

86%

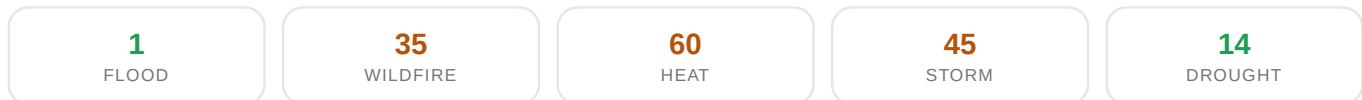
TAX & ASSESSMENT

Property Tax	\$4,983 (2025)
Assessed Value	\$453,387
Previous Assessed	\$444,498

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
Jun 19, 2026	Financing	Mortgage			\$24K
Dec 1, 2016	Resale	Grant Deed	\$383,000	\$202	\$370K
May 10, 2000	Recorded document	Grant Deed			

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	1.4 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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