

Single Family Residence

RESIDENTIAL

5746 RIVER RUN CIR

ROCKLIN, CA 95765

\$522,097 TopHap Estimate · \$330 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$522K

\$504K low

\$541K high

Last Sale

\$252,000 · Jun 30, 2009

Est. Owner Equity

\$359,697

Loan-to-Value

30%

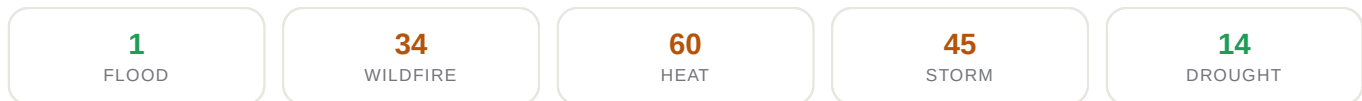
TAX & ASSESSMENT

Property Tax	\$3,658 (2025)
Assessed Value	\$330,987
Previous Assessed	\$324,498

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 22, 2024	Financing	Intrafamily Transfer			
Jun 19, 2009	Resale	Grant Deed	\$252,000	\$159	\$202K
Aug 12, 1999	Resale	Grant Deed	\$157,500	\$99	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.3 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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