

Single Family Residence **RESIDENTIAL**

5721 RIVER RUN CIR

ROCKLIN, CA 95765

\$632,816 TopHap Estimate · \$335 / ft² · confidence 85 · 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

\$633K

\$537K low

\$729K high

Last Sale

\$632,000 · Dec 16, 2024

Est. Owner Equity

\$156,816

Loan-to-Value

75%

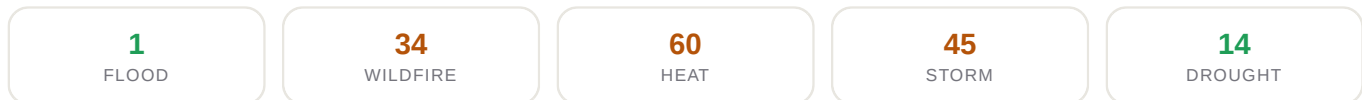
TAX & ASSESSMENT

Property Tax	\$7,098 (2025)
Assessed Value	\$644,640
Previous Assessed	\$632,000

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
Dec 4, 2024	Resale	Grant Deed	\$632,000	\$334	\$474K
Oct 21, 2013	Recorded document	Grant Deed			
Feb 10, 2010	Resale	Grant Deed	\$265,000	\$140	
Nov 20, 2009	Foreclosure sale	Trustees Deed	\$313,122	\$166	
Apr 18, 2003	Quitclaim	Quit Claim Transfer			\$220K
Jan 21, 1998	Resale	Grant Deed	\$152,500	\$81	\$149K

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	Absentee owner
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