

Single Family Residence

RESIDENTIAL

5725 RIVER RUN CIR

ROCKLIN, CA 95765

\$582,378 TopHap Estimate · \$308 / ft² · confidence 95 · 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

\$582K

\$551K low

\$614K high

Last Sale

\$157,000 · May 7, 1996

Est. Owner Equity

\$161,508

Loan-to-Value

72%

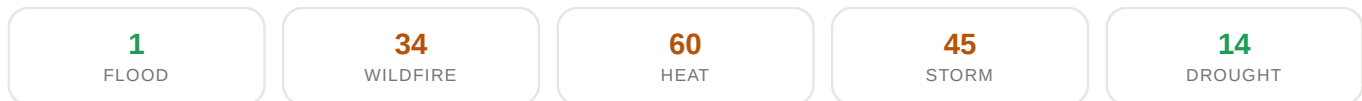
TAX & ASSESSMENT

Property Tax	\$2,986 (2025)
Assessed Value	\$266,003
Previous Assessed	\$260,788

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2022	Financing	Intrafamily Transfer			\$365K
Dec 12, 2022	Financing	Intrafamily Transfer			
Jul 31, 2021	Financing	Intrafamily Transfer			
Jul 31, 2021	Financing	Intrafamily Transfer			\$335K
Mar 20, 2020	Quitclaim	Quit Claim Transfer			
Mar 20, 2020	Quitclaim	Quit Claim Transfer			\$316K
Aug 17, 2019	Quitclaim	Quit Claim Transfer			
Aug 17, 2019	Quitclaim	Quit Claim Transfer			\$300K
Jan 17, 2019	Quitclaim	Quit Claim Transfer			
Jan 17, 2019	Quitclaim	Quit Claim Transfer			\$297K
Jun 14, 2018	Quitclaim	Quit Claim Transfer			
Jun 14, 2018	Quitclaim	Quit Claim Transfer			\$279K
Jun 26, 2017	Quitclaim	Quit Claim Transfer			\$262K

Jun 26, 2017	Quitclaim	Quit Claim Transfer	
May 27, 2016	Quitclaim	Quit Claim Transfer	
May 27, 2016	Quitclaim	Quit Claim Transfer	\$242K
Nov 15, 2014	Quitclaim	Quit Claim Transfer	
Nov 15, 2014	Quitclaim	Quit Claim Transfer	\$228K
Mar 11, 2014	Quitclaim	Quit Claim Transfer	
Mar 11, 2014	Quitclaim	Quit Claim Transfer	\$227K

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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