

Single Family Residence

RESIDENTIAL

5722 RIVER RUN CIR

ROCKLIN, CA 95765

\$538,741 TopHap Estimate · \$340 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$539K

\$520K low

\$557K high

Est. Owner Equity

\$470,991

Loan-to-Value

13%

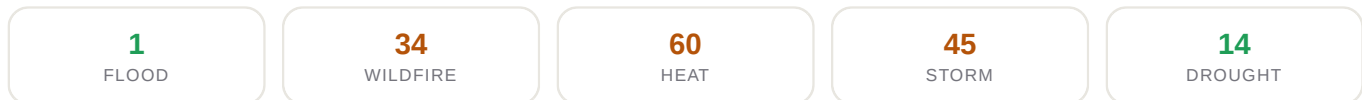
TAX & ASSESSMENT

Property Tax	\$3,760 (2025)
Assessed Value	\$338,674
Previous Assessed	\$332,034

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 29, 2012	Quitclaim	Quit Claim Transfer			
Feb 29, 2012	Financing	Intrafamily Transfer			\$68K
Mar 27, 2003	Quitclaim	Quit Claim Transfer			
Mar 27, 2003	Quitclaim	Quit Claim Transfer			
May 2, 1990	Resale	Grant Deed	\$180,500	\$114	\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.2 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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