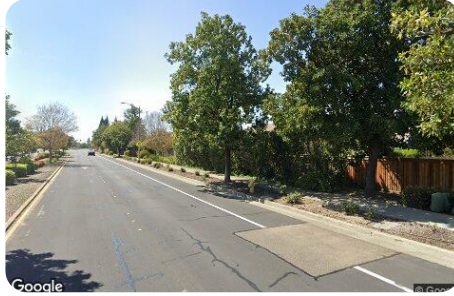


Single Family Residence **RESIDENTIAL**

5724 RIVER RUN CIR

ROCKLIN, CA 95765

\$520,442 TopHap Estimate · \$311 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,676 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

2

PARKING

VALUATION

\$520K

\$495K low

\$546K high

Est. Owner Equity

\$520,442

TAX & ASSESSMENT

Property Tax	\$2,588 (2025)
Assessed Value	\$221,582
Previous Assessed	\$217,238

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	35 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 12, 2023	Financing	Intrafamily Transfer			
Dec 3, 1996	Quitclaim	Quit Claim Transfer			
Aug 27, 1993	Quitclaim	Quit Claim Transfer			\$96K

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	Absentee owner
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