

Single Family Residence **RESIDENTIAL**

5715 RIVER RUN CIR

ROCKLIN, CA 95765

\$528,409 TopHap Estimate · \$334 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$528K

\$508K low

\$549K high

Est. Owner Equity

\$528,409

TAX & ASSESSMENT

Property Tax	\$3,926 (2025)
Assessed Value	\$347,115
Previous Assessed	\$340,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
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	\$/FT ²	LOAN
Jul 8, 2021	Financing	Intrafamily Transfer			\$270K
Jul 16, 2014	Quitclaim	Quit Claim Transfer			
Aug 7, 2013	Quitclaim	Quit Claim Transfer			
Mar 30, 2000	Quitclaim	Quit Claim Transfer			
Sep 5, 1995	Recorded document	Grant Deed			
Jun 15, 1990	Resale	Trustees Deed	\$185,000	\$117	\$145K
Jun 15, 1990	Resale	Trustees Deed	\$185,000	\$117	
Jun 15, 1990	Non-arms-length	Trustees Deed	\$185,000	\$117	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	1.1 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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