

Single Family Residence

RESIDENTIAL

5780 RIVER RUN CIR

ROCKLIN, CA 95765

\$667,840

TopHap Estimate · \$353 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

3

PARKING

VALUATION

\$668K

\$640K low

\$696K high

Last Sale

\$621,000 · Feb 6, 2023

Est. Owner Equity

\$77,890

Loan-to-Value

87%

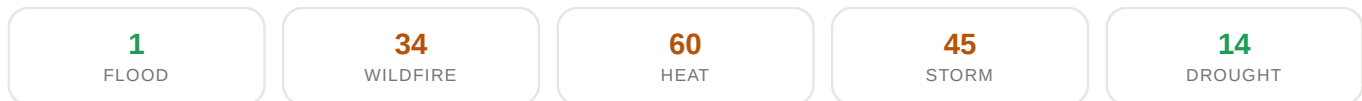
TAX & ASSESSMENT

Property Tax	\$7,312 (2025)
Assessed Value	\$659,009
Previous Assessed	\$646,088

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2023	Resale	Grant Deed	\$621,000	\$329	\$590K
Jan 30, 2023	Financing	Intrafamily Transfer			

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	1.5 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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