

Single Family Residence **RESIDENTIAL**

5765 RIVER RUN CIR

ROCKLIN, CA 95765

\$523,547 TopHap Estimate · \$312 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,676 ft²
LIVING AREA

0.13 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$524K

\$509K low

\$538K high

Last Sale

\$147,000 · Mar 27, 1996

Est. Owner Equity

\$288,547

Loan-to-Value

44%

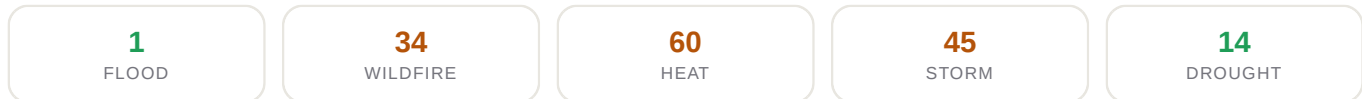
TAX & ASSESSMENT

Property Tax	\$2,805 (2025)
Assessed Value	\$249,060
Previous Assessed	\$244,177

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 5, 2023	Financing	Intrafamily Transfer			
Apr 24, 2018	Financing	Intrafamily Transfer			\$200K
Apr 30, 2004	Quitclaim	Quit Claim Transfer			\$195K
Mar 27, 1996	Resale	Trustees Deed	\$147,000	\$88	\$150K
Mar 27, 1996	Quitclaim	Quit Claim Transfer			
Jul 10, 1995	Resale	Grant Deed	\$143,500	\$86	\$115K

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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