

Single Family Residence

RESIDENTIAL

5756 RIVER RUN CIR

ROCKLIN, CA 95765

\$550,235 TopHap Estimate · \$347 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.12 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$550K

\$524K low

\$577K high

Last Sale

\$550,000 · Dec 12, 2025

Est. Owner Equity

\$368,235

Loan-to-Value

33%

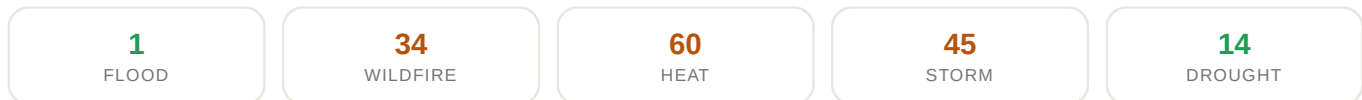
TAX & ASSESSMENT

Property Tax	\$5,943 (2025)
Assessed Value	\$550,000
Previous Assessed	\$532,812

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 14, 2026	Financing	Intrafamily Transfer			
Dec 9, 2025	Resale	Grant Deed	\$550,000	\$347	\$182K
Sep 19, 2017	Quitclaim	Quit Claim Transfer			
Apr 7, 2006	Resale	Grant Deed	\$390,000	\$246	\$312K
Mar 1, 2004	Quitclaim	Quit Claim Transfer			\$185K
Oct 18, 2002	Quitclaim	Quit Claim Transfer			
Oct 18, 2002	Resale	Grant Deed	\$240,000	\$152	\$110K

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
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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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