

Single Family Residence **RESIDENTIAL**

5773 RIVER RUN CIR

ROCKLIN, CA 95765

\$604,887 TopHap Estimate · \$320 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

3

PARKING

VALUATION

\$605K

\$582K low

\$628K high

Last Sale

\$351,000 · Jun 19, 2015

Est. Owner Equity

\$604,887

TAX & ASSESSMENT

Property Tax	\$4,813 (2025)
Assessed Value	\$430,274
Previous Assessed	\$421,838

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

33
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2015	Resale	Grant Deed	\$351,000	\$186	
Aug 8, 2013	Financing	Intrafamily Transfer			\$292K
Nov 10, 2011	Quitclaim	Quit Claim Transfer			
Nov 10, 2011	Resale	Grant Deed	\$225,000	\$119	\$225K
Mar 31, 2011	Quitclaim	Quit Claim Transfer			
Apr 17, 2006	Resale	Grant Deed	\$450,000	\$238	\$360K
Feb 13, 2003	Resale	Grant Deed	\$297,000	\$157	\$238K
Dec 31, 2002	Quitclaim	Quit Claim Transfer			\$100K
May 29, 1996	Resale	Grant Deed	\$149,000	\$79	\$145K
Apr 2, 1996	Non-arms-length	Trustees Deed	\$135,607	\$72	
May 10, 1994	Resale	Grant Deed	\$175,000	\$93	\$166K

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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