

Single Family Residence

RESIDENTIAL

5703 RIVER RUN CIR

ROCKLIN, CA 95765

\$535,355 TopHap Estimate · \$389 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,375 ft²

LIVING AREA

0.12 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$535K

\$515K low

\$555K high

Last Sale

\$435,000 · Feb 2, 2021

Est. Owner Equity

\$108,234

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,270 (2025)
Assessed Value	\$480,271
Previous Assessed	\$470,855

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

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
Jan 22, 2021	Resale	Grant Deed	\$435,000	\$316	\$427K
Nov 6, 2013	Resale	Grant Deed	\$275,000	\$200	\$265K
Aug 22, 2012	Financing	Intrafamily Transfer			\$191K
Jul 6, 2011	Resale	Grant Deed	\$194,000	\$141	\$189K
Dec 7, 2010	Non-arms-length	Trustees Deed	\$150,102	\$109	
Apr 4, 2006	Resale	Grant Deed	\$410,000	\$298	\$328K
Sep 20, 2005	Resale	Grant Deed	\$379,000	\$276	\$303K
Nov 20, 1996	Resale	Grant Deed	\$137,000	\$100	
Oct 18, 1993	Recorded document	Grant Deed			
Oct 24, 1990	Quitclaim	Quit Claim Transfer			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cobblestone Elementary School	Elementary	KG–6	0.2 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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