

Single Family Residence **RESIDENTIAL**

5718 RIVER RUN CIR

ROCKLIN, CA 95765

\$581,074 TopHap Estimate · \$347 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,676 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

PARKING

VALUATION

\$581K

\$568K low

\$594K high

Last Sale

\$510,000 · Nov 29, 2021

Est. Owner Equity

\$0

Loan-to-Value

147%

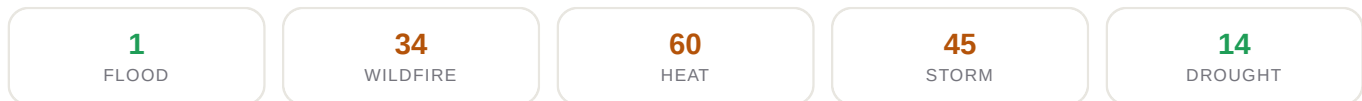
TAX & ASSESSMENT

Property Tax	\$6,035 (2025)
Assessed Value	\$552,038
Previous Assessed	\$541,215

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.13
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 15, 2022	Financing	Intrafamily Transfer			
Nov 19, 2021	Resale	Grant Deed	\$510,000	\$304	
May 19, 2020	Quitclaim	Quit Claim Transfer			
May 19, 2020	Financing	Intrafamily Transfer			\$321K
Oct 1, 2019	Quitclaim	Quit Claim Transfer			
May 2, 2016	Quitclaim	Quit Claim Transfer			
Apr 28, 2016	Resale	Grant Deed	\$375,000	\$224	\$338K
May 20, 2005	Resale	Grant Deed	\$395,000	\$236	\$316K
Oct 28, 2004	Recorded document	Grant Deed			
May 20, 2003	Quitclaim	Quit Claim Transfer			
May 19, 2003	Quitclaim	Quit Claim Transfer			\$103K

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	1.4 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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