

Single Family Residence **RESIDENTIAL**

5732 RIVER RUN CIR

ROCKLIN, CA 95765

\$595,326 TopHap Estimate · \$315 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,890 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

7

ROOMS

3

PARKING

VALUATION

\$595K

\$576K low

\$615K high

Last Sale

\$267,750 · Dec 26, 2008

Est. Owner Equity

\$298,326

Loan-to-Value

50%

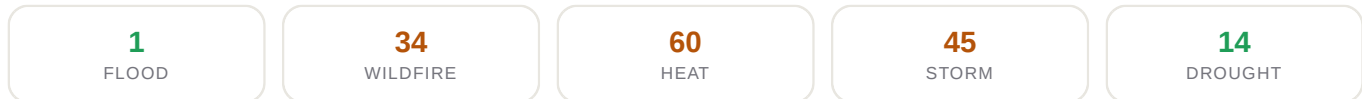
TAX & ASSESSMENT

Property Tax	\$6,006 (2025)
Assessed Value	\$542,213
Previous Assessed	\$531,582

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 23, 2006	Resale	Individual Deed	\$389,000	\$206	\$311K
Nov 14, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------