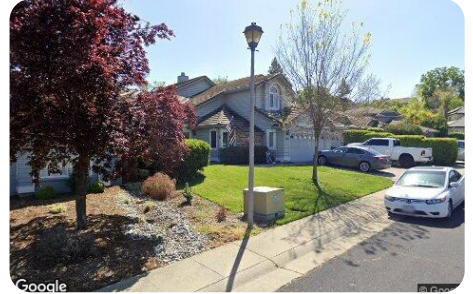


Single Family Residence **RESIDENTIAL**

2805 BALFOR CT

ROCKLIN, CA 95765

\$674,642 TopHap Estimate · \$324 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,084 ft²

LIVING AREA

0.16 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$675K

\$649K low

\$700K high

Est. Owner Equity

\$119,201

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$6,441 (2025)
Assessed Value	\$590,681
Previous Assessed	\$579,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 9, 2021	Financing	Intrafamily Transfer			\$526K
Dec 21, 2020	Resale	Grant Deed	\$535,000	\$257	\$525K
Dec 21, 2020	Quitclaim	Quit Claim Transfer			
Jun 14, 2017	Resale	Grant Deed	\$393,000	\$189	
Aug 25, 2010	Resale	Grant Deed	\$240,000	\$115	\$245K
Apr 25, 2007	Resale	Grant Deed	\$375,000	\$180	\$300K
Jun 8, 2000	Resale	Grant Deed	\$215,000	\$103	\$170K
Nov 23, 1998	Resale	Grant Deed	\$184,000	\$88	\$124K
May 12, 1997	Recorded document	Grant Deed			
Dec 31, 1990	Non-arms-length	Grant Deed	\$49,500	\$24	\$10K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	1.0 mi
Granite Oaks Middle School	Middle	7–8	1.2 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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