

Single Family Residence **RESIDENTIAL**

2816 BALFOR CT

ROCKLIN, CA 95765

\$696,295 TopHap Estimate · \$320 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,178 ft²

LIVING AREA

0.16 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$696K

\$671K low

\$722K high

Last Sale

\$520,000 · Mar 30, 2018

Est. Owner Equity

\$321,295

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$6,578 (2025)
Assessed Value	\$603,501
Previous Assessed	\$591,668

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

32
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 29, 2018	Resale	Grant Deed	\$520,000	\$239	\$361K
Jul 25, 2014	Resale	Grant Deed	\$435,000	\$200	\$444K
Jan 11, 2013	Quitclaim	Quit Claim Transfer			\$138K
Jun 9, 2008	Quitclaim	Quit Claim Transfer			
Jul 13, 2001	Quitclaim	Quit Claim Transfer			\$148K
Nov 30, 1990	Resale	Grant Deed	\$188,500	\$87	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	1.1 mi

Granite Oaks Middle School	Middle	7–8	1.3 mi
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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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