

Single Family Residence **RESIDENTIAL**

2808 BALFOR CT

ROCKLIN, CA 95765

\$685,294 TopHap Estimate · \$333 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,056 ft²

LIVING AREA

0.21 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$685K

\$658K low

\$712K high

Last Sale

\$520,000 · Jun 4, 2019

Est. Owner Equity

\$685,294

TAX & ASSESSMENT

Property Tax	\$6,452 (2025)
Assessed Value	\$591,667
Previous Assessed	\$580,066

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	32 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2020	Financing	Intrafamily Transfer			\$374K
May 29, 2019	Financing	Transfer On Death Deed			
May 30, 2019	Resale	Grant Deed	\$520,000	\$253	\$400K
May 8, 2001	Quitclaim	Quit Claim Transfer			\$216K
Oct 22, 1996	Resale	Grant Deed	\$180,000	\$88	\$184K
Oct 9, 1996	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	1.1 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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