

Single Family Residence **RESIDENTIAL**

2812 BALFOR CT

ROCKLIN, CA 95765

\$721,132 TopHap Estimate · \$275 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,627 ft²

LIVING AREA

0.18 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$721K

\$693K low

\$749K high

Est. Owner Equity

\$563,632

Loan-to-Value

22%

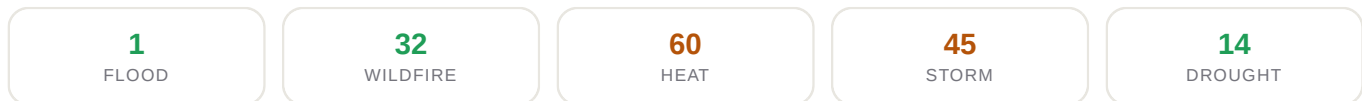
TAX & ASSESSMENT

Property Tax	\$4,478 (2025)
Assessed Value	\$406,492
Previous Assessed	\$398,522

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2013	Quitclaim	Quit Claim Transfer			
Nov 12, 2002	Quitclaim	Quit Claim Transfer			\$163K
Jun 16, 1998	Quitclaim	Quit Claim Transfer			\$168K
Jan 25, 1991	Resale	Grant Deed	\$219,500	\$84	\$152K

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

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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