

Single Family Residence **RESIDENTIAL**

5740 BALFOR RD

ROCKLIN, CA 95765

\$741,109 TopHap Estimate · \$332 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,235 ft²

LIVING AREA

0.14 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$741K

\$711K low

\$771K high

Last Sale

\$742,000 · Dec 1, 2021

Est. Owner Equity

\$226,109

Loan-to-Value

71%

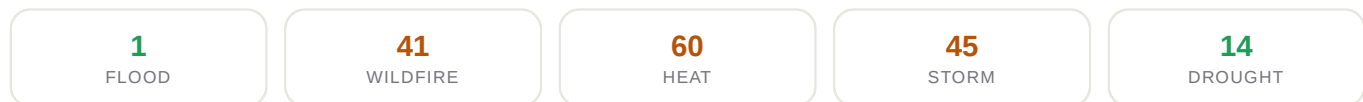
TAX & ASSESSMENT

Property Tax	\$7,940 (2025)
Assessed Value	\$743,000
Previous Assessed	\$710,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 29, 2021	Resale	Grant Deed	\$742,000	\$332	\$515K
Jul 12, 2018	Quitclaim	Quit Claim Transfer			
Apr 22, 2015	Financing	Intrafamily Transfer			\$320K
Nov 20, 2012	Financing	Intrafamily Transfer			\$259K
Dec 11, 2012	Recorded document	Grant Deed			
Mar 16, 2005	Quitclaim	Quit Claim Transfer			\$53K
Jun 10, 2003	Quitclaim	Quit Claim Transfer			\$302K
Dec 14, 1990	Resale	Grant Deed	\$208,000	\$93	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.2 mi
Rocklin High School	High	9–12	0.9 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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