

Single Family Residence **RESIDENTIAL**

5736 BALFOR RD

ROCKLIN, CA 95765

\$636,042 TopHap Estimate · \$337 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,889 ft²
LIVING AREA

0.14 ac
LOT SIZE

1991
YEAR BUILT

2
PARKING

VALUATION

\$636K

\$603K low

\$669K high

Last Sale

\$610,000 · Nov 1, 2021

Est. Owner Equity

\$511,042

Loan-to-Value

20%

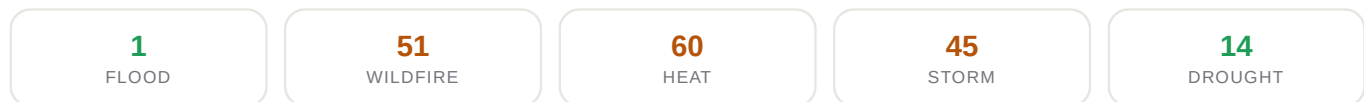
TAX & ASSESSMENT

Property Tax	\$4,622 (2025)
Assessed Value	\$421,927
Previous Assessed	\$413,655

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	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 25, 2021	Financing	Intrafamily Transfer			
Oct 25, 2021	Resale	Grant Deed	\$610,000	\$323	\$125K
Apr 23, 2020	Financing	Intrafamily Transfer			\$352K
Dec 12, 2017	Financing	Intrafamily Transfer			\$356K
Jul 9, 2015	Resale	Grant Deed	\$375,000	\$199	\$300K
Jul 27, 2007	Resale	Grant Deed	\$375,500	\$199	\$300K
Feb 25, 2000	Resale	Grant Deed	\$190,909	\$101	\$146K
Mar 13, 1998	Resale	Grant Deed	\$170,000	\$90	
Oct 16, 1996	Resale	Grant Deed	\$137,000	\$73	\$130K
Jun 7, 1991	Resale	Grant Deed	\$185,000	\$98	\$184K

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	1.1 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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