

Single Family Residence **RESIDENTIAL**

5706 BALFOR RD

ROCKLIN, CA 95765

\$673,380 TopHap Estimate · \$294 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,289 ft²

LIVING AREA

0.16 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$673K

\$647K low

\$700K high

Last Sale

\$177,000 · Jul 10, 1998

Est. Owner Equity

\$550,997

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax

\$3,141 (2025)

Assessed Value

\$283,003

Previous Assessed

\$277,455

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Tile
Fireplace	Yes
Pool	No

CLIMATE RISK

45 FLOOD	51 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2015	Quitclaim	Quit Claim Transfer			
Jul 10, 1998	Resale	Grant Deed	\$177,000	\$77	\$159K
Nov 6, 1990	Resale	Grant Deed	\$217,000	\$95	\$189K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.1 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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