

Single Family Residence **RESIDENTIAL**

5809 BALFOR RD

ROCKLIN, CA 95765

\$729,394 TopHap Estimate · \$303 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,409 ft²

LIVING AREA

0.17 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$729K

\$709K low

\$750K high

Last Sale

\$379,000 · Aug 30, 2002

Est. Owner Equity

\$40,394

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$6,113 (2025)
Assessed Value	\$559,869
Previous Assessed	\$548,892

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

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
Feb 3, 2023	Financing	Intrafamily Transfer			
Oct 2, 2020	Financing	Intrafamily Transfer			\$339K
Aug 19, 2019	Quitclaim	Quit Claim Transfer			\$340K
Sep 13, 2006	Quitclaim	Quit Claim Transfer			
Aug 30, 2002	Resale	Grant Deed	\$379,000	\$157	
Jul 9, 2002	Quitclaim	Quit Claim Transfer			
Mar 19, 2002	Quitclaim	Quit Claim Transfer			\$170K
Nov 9, 1998	Quitclaim	Quit Claim Transfer			
Sep 24, 1998	Quitclaim	Quit Claim Transfer			\$37K
Feb 3, 1997	Quitclaim	Quit Claim Transfer			
Dec 24, 1991	Resale	Grant Deed	\$214,500	\$89	\$172K

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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