

Single Family Residence **RESIDENTIAL**

5819 BALFOR RD

ROCKLIN, CA 95765

\$737,562 TopHap Estimate · \$331 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,229 ft²
LIVING AREA

0.18 ac
LOT SIZE

1991
YEAR BUILT

2
PARKING

VALUATION

\$738K

\$705K low

\$770K high

Last Sale

\$751,000 · Oct 1, 2021

Est. Owner Equity

\$139,562

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$7,897 (2025)
Assessed Value	\$716,000
Previous Assessed	\$713,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Above-Ground Pool

CLIMATE RISK

85
FLOOD

37
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 2, 2021	Financing	Intrafamily Transfer			
Sep 28, 2021	Resale	Grant Deed	\$751,000	\$337	\$598K
Apr 15, 2020	Resale	Grant Deed	\$524,000	\$235	\$498K
Apr 15, 2020	Recorded document	Affidavit Of Death			
Mar 24, 2018	Recorded document	Affidavit Of Death			
May 28, 2015	Quitclaim	Quit Claim Transfer			
Mar 21, 1991	Resale	Grant Deed	\$195,500	\$88	

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
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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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