

Single Family Residence **RESIDENTIAL**

5808 BALFOR RD

ROCKLIN, CA 95765

\$712,621 TopHap Estimate · \$296 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,409 ft²

LIVING AREA

0.16 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$713K

\$691K low

\$735K high

Last Sale

\$282,500 · Feb 1, 2002

Est. Owner Equity

\$712,621

TAX & ASSESSMENT

Property Tax	\$4,662 (2025)
Assessed Value	\$425,657
Previous Assessed	\$417,312

PROPERTY FACTS

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

CLIMATE RISK

1
FLOOD

32
WILDFIRE

60
HEAT

45
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 27, 2026	Financing	Affidavit Death Of Trustee/Suc-cessor Trustee			
Aug 25, 2022	Financing	Intrafamily Transfer			
Feb 1, 2002	Resale	Grant Deed	\$282,500	\$117	\$226K
May 19, 1998	Resale	Grant Deed	\$224,000	\$93	\$213K
Apr 2, 1991	Resale	Grant Deed	\$230,000	\$95	\$184K

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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