

Single Family Residence **RESIDENTIAL**

5729 BALFOR RD

ROCKLIN, CA 95765

\$712,561 TopHap Estimate · \$319 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,235 ft²

LIVING AREA

0.16 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$713K

\$686K low

\$739K high

Last Sale

\$495,000 · May 31, 2016

Est. Owner Equity

\$327,061

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,963 (2025)
Assessed Value	\$597,692
Previous Assessed	\$585,973

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	In-Ground Pool

CLIMATE RISK

1
FLOOD

51
WILDFIRE

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 10, 2016	Resale	Grant Deed	\$495,000	\$221	\$417K
Sep 28, 2010	Resale	Grant Deed	\$330,000	\$148	\$326K
Jan 27, 2003	Resale	Grant Deed	\$318,264	\$142	\$160K
Dec 17, 2002	Quitclaim	Quit Claim Transfer			
Apr 10, 2000	Non-arms-length	Trustees Deed	\$209,392	\$94	
Apr 10, 2000	Recorded document	Trustees Deed			
Oct 31, 1997	Resale	Grant Deed	\$232,272	\$104	\$195K
Nov 21, 1990	Resale	Grant Deed	\$216,500	\$97	\$162K

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	1.2 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	Absentee owner
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