

Single Family Residence **RESIDENTIAL**

2817 BALFOR CT

ROCKLIN, CA 95765

\$755,249 TopHap Estimate · \$324 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,331 ft²

LIVING AREA

0.19 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$755K

\$740K low

\$771K high

Last Sale

\$321,500 · Feb 5, 2003

Est. Owner Equity

\$329,496

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$5,217 (2025)
Assessed Value	\$473,450
Previous Assessed	\$464,168

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.19
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
May 11, 2006	Quitclaim	Quit Claim Transfer			\$421K
Feb 5, 2003	Resale	Grant Deed	\$321,500	\$138	\$256K
Aug 5, 1991	Resale	Grant Deed	\$207,500	\$89	\$185K

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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