

Single Family Residence **RESIDENTIAL**

2821 BALFOR CT

ROCKLIN, CA 95765

\$724,792 TopHap Estimate · \$285 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,544 ft²

LIVING AREA

0.22 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$725K

\$700K low

\$749K high

Last Sale

\$349,000 · Dec 24, 2002

Est. Owner Equity

\$40,792

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$6,161 (2025)
Assessed Value	\$564,361
Previous Assessed	\$553,296

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.22
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

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 9, 2022	Financing	Intrafamily Transfer			
Sep 18, 2020	Financing	Intrafamily Transfer			\$420K
Aug 5, 2014	Quitclaim	Quit Claim Transfer			
May 3, 2012	Quitclaim	Quit Claim Transfer			
Sep 13, 2011	Quitclaim	Quit Claim Transfer			
Dec 24, 2002	Resale	Grant Deed	\$349,000	\$137	\$279K
Mar 21, 1991	Resale	Grant Deed	\$218,500	\$86	\$164K

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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