

Single Family Residence **RESIDENTIAL**

5705 BALFOR RD

ROCKLIN, CA 95765

\$744,607 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,235 ft²
LIVING AREA

0.16 ac
LOT SIZE

1991
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$745K

\$704K low

\$785K high

Last Sale

\$797,500 · Apr 6, 2022

Est. Owner Equity

\$139,607

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax

\$7,880 (2025)

Assessed Value

\$743,000

Previous Assessed

\$710,000

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	52 WILDFIRE	60 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 5, 2022	Resale	Grant Deed	\$797,500	\$357	\$605K
Dec 28, 2021	Resale	Grant Deed	\$730,000	\$327	
May 29, 2014	Resale	Grant Deed	\$400,000	\$179	\$409K
May 29, 2014	Quitclaim	Quit Claim Transfer			
Oct 11, 2002	Resale	Grant Deed	\$295,000	\$132	\$236K
May 8, 1992	Quitclaim	Quit Claim Transfer	\$194,000	\$87	
Apr 3, 1991	Resale	Grant Deed	\$194,000	\$87	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.1 mi
Rocklin High School	High	9–12	0.9 mi
Granite Oaks Middle School	Middle	7–8	1.1 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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