

Single Family Residence **RESIDENTIAL**

5806 BALFOR RD

ROCKLIN, CA 95765

\$612,693 TopHap Estimate · \$341 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,798 ft²

LIVING AREA

0.13 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$613K

\$582K low

\$643K high

Last Sale

\$238,000 · Apr 19, 2001

Est. Owner Equity

\$301,921

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$4,120 (2025)
Assessed Value	\$365,775
Previous Assessed	\$358,604

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	32 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
Dec 20, 2002	Quitclaim	Quit Claim Transfer			\$223K
Apr 19, 2001	Resale	Grant Deed	\$238,000	\$132	\$190K
Mar 22, 2000	Quitclaim	Quit Claim Transfer			\$140K
Dec 16, 1999	Recorded document	Grant Deed			
Dec 19, 1990	Resale	Grant Deed	\$186,500	\$104	\$140K

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	1.2 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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