

Single Family Residence **RESIDENTIAL**

2813 BALFOR CT

ROCKLIN, CA 95765

\$687,537 TopHap Estimate · \$311 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,214 ft²

LIVING AREA

0.16 ac

LOT SIZE

1991

YEAR BUILT

2

PARKING

VALUATION

\$688K

\$667K low

\$708K high

Last Sale

\$226,500 · Mar 14, 2000

Est. Owner Equity

\$150,037

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,006 (2025)
Assessed Value	\$355,061
Previous Assessed	\$348,100

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	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
Jan 27, 2022	Financing	Intrafamily Transfer			
Aug 24, 2001	Quitclaim	Quit Claim Transfer			\$165K
Mar 14, 2000	Resale	Grant Deed	\$226,500	\$102	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Oaks Elementary School	Elementary	KG–6	0.3 mi
Rocklin High School	High	9–12	1.0 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	Absentee owner
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