

Single Family Residence **RESIDENTIAL**

5480 COMSTOCK CT

ROCKLIN, CA 95677

\$663,339 TopHap Estimate · \$345 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,924 ft²

LIVING AREA

0.3 ac

LOT SIZE

1974

YEAR BUILT

2

PARKING

VALUATION

\$663K

\$625K low

\$701K high

Est. Owner Equity

\$265,339

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$1,445 (2025)
Assessed Value	\$134,144
Previous Assessed	\$131,515

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.30
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

60
WILDFIRE

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.3 mi
Spring View Middle School	Middle	7–8	0.8 mi
Rocklin High School	High	9–12	1.8 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 95677

99 CRIME INDEX	86 AIR POLLUTION	27,336 POPULATION	\$104K 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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