

Single Family Residence **RESIDENTIAL**

5315 COMSTOCK CT

ROCKLIN, CA 95677

\$570,230 TopHap Estimate · \$356 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,604 ft²

LIVING AREA

0.3 ac

LOT SIZE

1974

YEAR BUILT

1

PARKING

VALUATION

\$570K

\$551K low

\$590K high

Est. Owner Equity

\$498,330

Loan-to-Value

13%

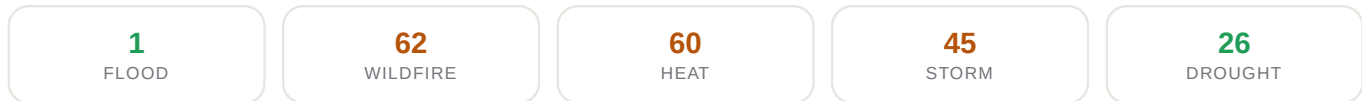
TAX & ASSESSMENT

Property Tax	\$1,593 (2025)
Assessed Value	\$148,028
Previous Assessed	\$145,127

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.30
Construction	Frame (Unspecified)
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2006	Quitclaim	Quit Claim Transfer			
Dec 13, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.2 mi
Spring View Middle School	Middle	7–8	0.7 mi
Rocklin High School	High	9–12	1.6 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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