

Single Family Residence **RESIDENTIAL**

5310 COMSTOCK CT

ROCKLIN, CA 95677

\$590,639 TopHap Estimate · \$338 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,746 ft²
LIVING AREA

0.38 ac
LOT SIZE

1974

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$591K

\$570K low

\$611K high

Est. Owner Equity

\$440,639

Loan-to-Value

25%

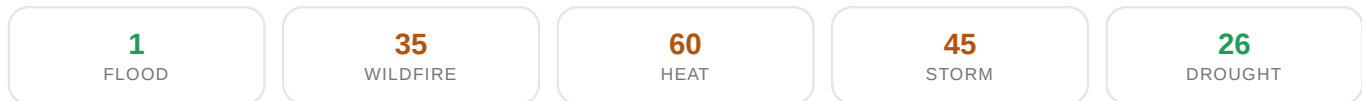
TAX & ASSESSMENT

Property Tax	\$2,329 (2025)
Assessed Value	\$217,026
Previous Assessed	\$212,772

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.38
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Above-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 12, 2019	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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