

Single Family Residence **RESIDENTIAL**

# 5385 COMSTOCK CT

ROCKLIN, CA 95677

**\$564,160** TopHap Estimate · \$349 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,616 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1974**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$564K**

\$546K low

\$582K high

Est. Owner Equity

**\$564,160**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,116 (2025) |
| Assessed Value    | \$281,845      |
| Previous Assessed | \$276,320      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | PLACER                  |
| Lot (acres)   | 0.20                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**33**  
WILDFIRE

**60**  
HEAT

**45**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|---------------------|-------------------|---------------------|-------|--------------------|------|
| <b>Dec 21, 2012</b> | Recorded document | Grant Deed          |       |                    |      |
| <b>Aug 17, 2012</b> | Recorded document | Affidavit Of Death  |       |                    |      |
| <b>Dec 28, 1999</b> | Quitclaim         | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| <b>Parker Whitney Elementary School</b> | Elementary | KG–6   | 0.3 mi   |
| <b>Spring View Middle School</b>        | Middle     | 7–8    | 0.7 mi   |
| <b>Rocklin High School</b>              | High       | 9–12   | 1.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>27,336</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|