

Single Family Residence **RESIDENTIAL**

5475 COMSTOCK CT

ROCKLIN, CA 95677

\$596,540 TopHap Estimate · \$358 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,666 ft²

LIVING AREA

0.32 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$597K

\$563K low

\$630K high

Est. Owner Equity

\$259,140

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$3,094 (2025)
Assessed Value	\$286,884
Previous Assessed	\$281,260

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.32
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	32 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 27, 2001	Quitclaim	Quit Claim Transfer			\$140K
Oct 4, 2000	Quitclaim	Quit Claim Transfer			
Sep 10, 1993	Resale	Grant Deed	\$165,500	\$99	\$132K
Dec 23, 1992	Resale	Grant Deed	\$135,000	\$81	
Sep 25, 1992	Non-arms-length	Trustees Deed	\$138,600	\$83	
Feb 6, 1990	Quitclaim	Quit Claim Transfer			\$131K

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
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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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