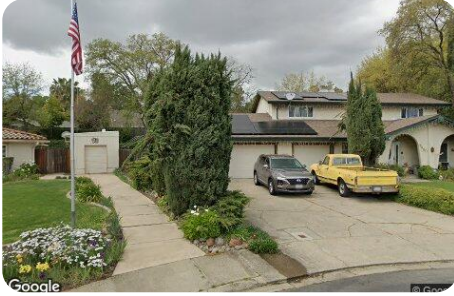


Single Family Residence **RESIDENTIAL**

5460 COMSTOCK CT

ROCKLIN, CA 95677

\$683,336 TopHap Estimate · \$280 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,442 ft²

LIVING AREA

0.32 ac

LOT SIZE

1974

YEAR BUILT

3

PARKING

VALUATION

\$683K

\$653K low

\$713K high

Est. Owner Equity

\$139,150

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$1,501 (2025)
Assessed Value	\$139,354
Previous Assessed	\$136,623

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.32
Construction	Frame (Unspecified)
Pool	In-Ground Pool

CLIMATE RISK

1
FLOOD

51
WILDFIRE

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2024	Financing	Intrafamily 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	1.7 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

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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