

Single Family Residence **RESIDENTIAL**

5400 COMSTOCK CT

ROCKLIN, CA 95677

\$667,974 TopHap Estimate · \$281 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,375 ft²

LIVING AREA

0.24 ac

LOT SIZE

1974

YEAR BUILT

2

PARKING

VALUATION

\$668K

\$637K low

\$699K high

Last Sale

\$155,000 · Mar 10, 1994

Est. Owner Equity

\$555,474

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$2,976 (2025)
Assessed Value	\$268,690
Previous Assessed	\$263,422

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	42 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 2, 2025	Financing	Intrafamily Transfer			
May 30, 2003	Quitclaim	Quit Claim Transfer			
Mar 10, 1994	Resale	Grant Deed	\$155,000	\$65	\$113K

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	Absentee owner
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