

Single Family Residence **RESIDENTIAL**

5330 COMSTOCK CT

ROCKLIN, CA 95677

\$699,726 TopHap Estimate · \$295 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,373 ft²
LIVING AREA

0.26 ac
LOT SIZE

1975
YEAR BUILT

2
PARKING

VALUATION

\$700K

\$670K low

\$730K high

Last Sale

\$620,000 · Feb 26, 2021

Est. Owner Equity

\$91,261

Loan-to-Value

80%

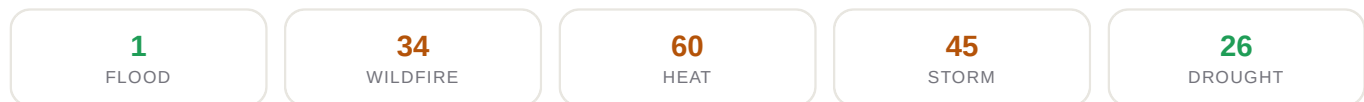
TAX & ASSESSMENT

Property Tax	\$7,408 (2025)
Assessed Value	\$684,527
Previous Assessed	\$671,106

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 25, 2021	Resale	Grant Deed	\$620,000	\$261	\$608K
Oct 13, 2015	Financing	Intrafamily Transfer			\$465K
Oct 31, 2014	Resale	Grant Deed	\$425,000	\$179	\$425K
Nov 14, 2014	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	1.7 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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