

Single Family Residence **RESIDENTIAL**

5325 COMSTOCK CT

ROCKLIN, CA 95677

\$692,679 TopHap Estimate · \$370 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,871 ft²

LIVING AREA

0.24 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$693K

\$661K low

\$724K high

Last Sale

\$436,000 · Jun 3, 2004

Est. Owner Equity

\$511,679

Loan-to-Value

24%

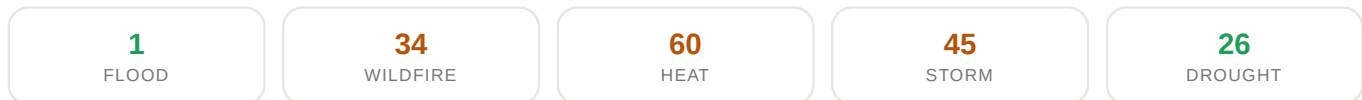
TAX & ASSESSMENT

Property Tax	\$6,755 (2025)
Assessed Value	\$632,279
Previous Assessed	\$619,883

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Tile
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 9, 2009	Quitclaim	Quit Claim Transfer			
Jul 9, 2009	Financing	Intrafamily Transfer			\$184K
Jul 14, 2004	Quitclaim	Quit Claim Transfer			
Jun 3, 2004	Resale	Grant Deed	\$436,000	\$233	\$190K
Sep 26, 2003	Resale	Grant Deed	\$271,000	\$145	\$203K
Sep 26, 2003	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parker Whitney Elementary School	Elementary	KG–6	0.3 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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