

Single Family Residence **RESIDENTIAL**

5340 COMSTOCK CT

ROCKLIN, CA 95677

\$557,887 TopHap Estimate · \$294 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,895 ft²

LIVING AREA

0.25 ac

LOT SIZE

1974

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$558K

\$536K low

\$579K high

Last Sale

\$222,000 · Nov 2, 2009

Est. Owner Equity

\$241,087

Loan-to-Value

51%

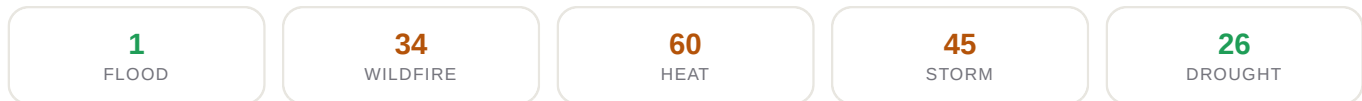
TAX & ASSESSMENT

Property Tax	\$3,510 (2025)
Assessed Value	\$318,774
Previous Assessed	\$312,524

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 26, 2009	Resale	Grant Deed	\$222,000	\$117	\$218K
Dec 12, 2002	Resale	Grant Deed	\$245,000	\$129	\$245K

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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