

Single Family Residence **RESIDENTIAL**

5420 COMSTOCK CT

ROCKLIN, CA 95677

\$628,756 TopHap Estimate · \$338 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,862 ft²

LIVING AREA

0.28 ac

LOT SIZE

1976

YEAR BUILT

2

PARKING

VALUATION

\$629K

\$604K low

\$653K high

Last Sale

\$232,000 · Feb 14, 2002

Est. Owner Equity

\$147,556

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,762 (2025)
Assessed Value	\$349,568
Previous Assessed	\$342,714

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.28
Construction	Frame (Unspecified)
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	32 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
Aug 10, 2017	Financing	Intrafamily Transfer			\$48K
Feb 14, 2002	Resale	Grant Deed	\$232,000	\$125	\$186K
Jul 31, 2000	Resale	Grant Deed	\$200,000	\$107	\$150K
Jun 24, 1996	Quitclaim	Quit Claim Transfer			
Sep 2, 1994	Quitclaim	Quit Claim 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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