

Single Family Residence **RESIDENTIAL**

5465 COMSTOCK CT

ROCKLIN, CA 95677

\$582,497 TopHap Estimate · \$349 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,670 ft²

LIVING AREA

0.23 ac

LOT SIZE

1976

YEAR BUILT

2

PARKING

VALUATION

\$582K

\$535K low

\$630K high

Last Sale

\$242,000 · May 31, 2001

Est. Owner Equity

\$0

Loan-to-Value

120%

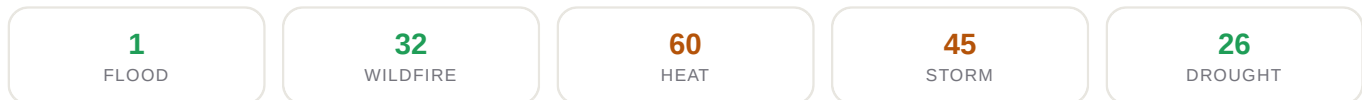
TAX & ASSESSMENT

Property Tax	\$4,333 (2025)
Assessed Value	\$403,185
Previous Assessed	\$395,281

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 21, 2004	Quitclaim	Quit Claim Transfer			
Dec 30, 2004	Quitclaim	Quit Claim Transfer			\$254K
May 31, 2001	Resale	Grant Deed	\$242,000	\$145	\$235K
Sep 25, 1996	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	1.8 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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