

Single Family Residence **RESIDENTIAL**

5300 COMSTOCK CT

ROCKLIN, CA 95677

\$658,011 TopHap Estimate · \$277 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,373 ft²

LIVING AREA

0.63 ac

LOT SIZE

1965

YEAR BUILT

1

PARKING

VALUATION

\$658K

\$633K low

\$683K high

Last Sale

\$189,000 · Sep 30, 1999

Est. Owner Equity

\$378,011

Loan-to-Value

37%

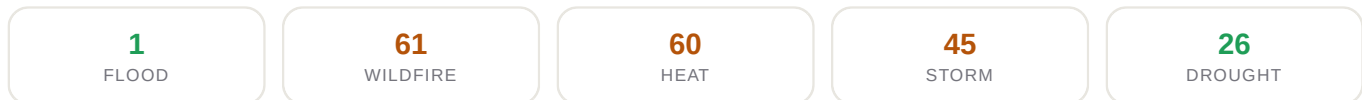
TAX & ASSESSMENT

Property Tax	\$3,890 (2025)
Assessed Value	\$361,631
Previous Assessed	\$354,542

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.63
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
Mar 16, 2021	Financing	Intrafamily Transfer			
Sep 30, 1999	Resale	Grant Deed	\$189,000	\$80	\$170K

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	1.6 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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