

Single Family Residence **RESIDENTIAL**

5415 COMSTOCK CT

ROCKLIN, CA 95677

\$577,824 TopHap Estimate · \$361 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,600 ft²

LIVING AREA

0.21 ac

LOT SIZE

1974

YEAR BUILT

2

PARKING

VALUATION

\$578K

\$537K low

\$619K high

Last Sale

\$605,000 · Dec 14, 2021

Est. Owner Equity

\$124,074

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,195 (2025)
Assessed Value	\$542,000
Previous Assessed	\$536,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	33 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
Dec 7, 2021	Resale	Grant Deed	\$605,000	\$378	\$454K
Apr 19, 2018	Resale	Grant Deed	\$397,000	\$248	
Feb 9, 2007	Quitclaim	Quit Claim Transfer			
Sep 6, 2005	Resale	Grant Deed	\$430,000	\$269	\$323K
Nov 12, 2002	Quitclaim	Quit Claim Transfer			
Jan 27, 1997	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	Absentee owner
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