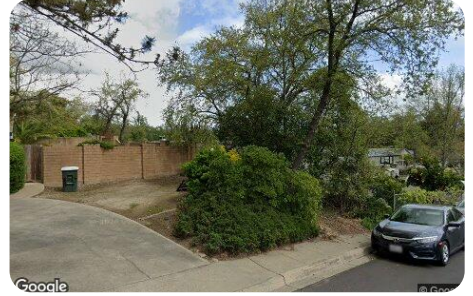
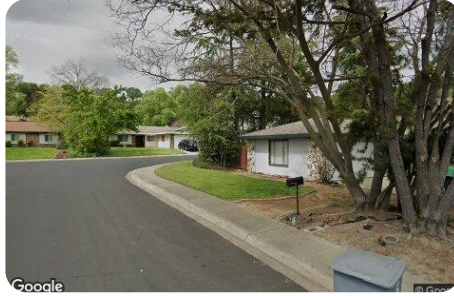


Single Family Residence **RESIDENTIAL**

3765 COMSTOCK ST

ROCKLIN, CA 95677

\$566,483 TopHap Estimate · \$352 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,610 ft²

LIVING AREA

0.25 ac

LOT SIZE

1974

YEAR BUILT

2

PARKING

VALUATION

\$566K

\$547K low

\$586K high

Est. Owner Equity

\$465,483

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$2,603 (2025)
Assessed Value	\$233,772
Previous Assessed	\$229,190

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PLACER
Lot (acres)	0.25
Construction	Frame (Unspecified)
Pool	In-Ground Pool

CLIMATE RISK

1 FLOOD	34 WILDFIRE	60 HEAT	45 STORM	26 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2013	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	0.7 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------