

Single Family Residence **RESIDENTIAL**

301 COMSTOCK CT

ROSEVILLE, CA 95747

\$661,397 TopHap Estimate · \$380 / ft² · confidence 96 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,741 ft²
LIVING AREA

0.2 ac
LOT SIZE

1995
YEAR BUILT

2
PARKING

VALUATION

\$661K

\$634K low

\$689K high

Last Sale

\$455,000 · Apr 29, 2019

Est. Owner Equity

\$661,397

TAX & ASSESSMENT

Property Tax

\$5,390 (2025)

Assessed Value

\$517,706

Previous Assessed

\$507,556

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.20
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

39 FLOOD	63 WILDFIRE	57 HEAT	46 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 30, 2026	Financing	Transfer On Death Deed			
Apr 17, 2019	Resale	Grant Deed	\$455,000	\$261	
Nov 30, 2009	Recorded document	Affidavit Of Death			
Mar 20, 1995	Resale	Grant Deed	\$178,500	\$103	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quail Glen Elementary School	Elementary	KG–5	1.1 mi
Woodcreek High School	High	9–12	1.6 mi
Silverado Middle School	Middle	6–8	2.1 mi

District: Dry Creek Joint Elementary 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 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K 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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