

Single Family Residence **RESIDENTIAL**

308 COMSTOCK CT

ROSEVILLE, CA 95747

\$624,126 TopHap Estimate · \$339 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,840 ft²
LIVING AREA

0.19 ac
LOT SIZE

1995
YEAR BUILT

2
PARKING

VALUATION

\$624K

\$575K low

\$673K high

Last Sale

\$625,000 · May 18, 2026

Est. Owner Equity

\$9,126

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$6,439 (2025)
Assessed Value	\$607,000
Previous Assessed	\$607,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PLACER
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

39
FLOOD

64
WILDFIRE

57
HEAT

46
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2026	Resale	Grant Deed	\$625,000	\$340	\$615K
Jun 12, 2024	Resale	Grant Deed	\$625,000	\$340	
Nov 2, 2022	Resale	Grant Deed	\$615,000	\$334	
May 18, 2000	Quitclaim	Quit Claim Transfer			
Mar 17, 1995	Resale	Grant Deed	\$188,500	\$102	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quail Glen Elementary School	Elementary	KG–5	1.2 mi
Woodcreek High School	High	9–12	1.7 mi
Silverado Middle School	Middle	6–8	2.2 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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