

Single Family Residence **RESIDENTIAL**

784 ROSCOMMON DR

VACAVILLE, CA 95688

\$674,808 TopHap Estimate · \$353 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,911 ft²

LIVING AREA

0.15 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$675K

\$654K low

\$696K high

Last Sale

\$670,000 · Jul 11, 2025

Est. Owner Equity

\$145,810

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,768 (2024)
Assessed Value	\$489,261
Previous Assessed	\$479,669

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.15
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 314 ft²

CLIMATE RISK

25
FLOOD

75
WILDFIRE

49
HEAT

48
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2025	Resale	Grant Deed	\$670,000	\$351	\$529K
Aug 4, 2017	Resale	Grant Deed	\$430,000	\$225	\$422K
Sep 30, 1999	Resale	Grant Deed	\$207,000	\$108	\$197K
Oct 26, 1989	Resale	Grant Deed	\$171,000	\$89	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Browns Valley Elementary School	Elementary	KG–6	0.5 mi
Vacaville High School	High	9–12	2.2 mi
Willis Jepson Middle School	Middle	7–8	2.3 mi

District: Vacaville 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 95688

89 CRIME INDEX	80 AIR POLLUTION	39,602 POPULATION	\$116K MEDIAN IN-COME	60°F AVG TEMP	78% SUNSHINE
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------