

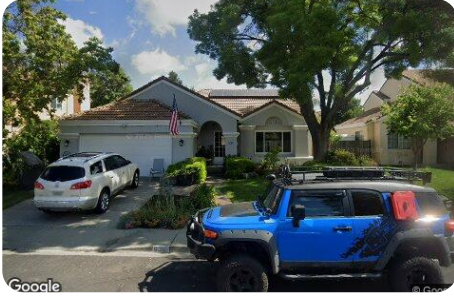
Single Family Residence

**RESIDENTIAL**

# 631 ROSCOMMON PL

VACAVILLE, CA 95688

**\$616,502** TopHap Estimate · \$361 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,708 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$617K**

\$594K low

\$639K high

Last Sale

**\$285,000 · Dec 21, 2011**

Est. Owner Equity

**\$211,922**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,180 (2024) |
| Assessed Value    | \$357,966      |
| Previous Assessed | \$350,948      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Solano                  |
| Lot (acres)   | 0.14                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Patio · 264 ft²

## CLIMATE RISK

10  
FLOOD

53  
WILDFIRE

49  
HEAT

48  
STORM

21  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Mar 16, 2023 | Financing | Intrafamily Transfer |           |        |        |
| Dec 16, 2011 | Resale    | Grant Deed           | \$285,000 | \$167  | \$291K |
| Oct 31, 2006 | Quitclaim | Quit Claim Transfer  |           |        |        |
| May 22, 1997 | Quitclaim | Quit Claim Transfer  |           |        | \$41K  |
| Jan 10, 1990 | Resale    | Grant Deed           | \$172,000 | \$101  |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Browns Valley Elementary School | Elementary | KG–6   | 0.6 mi   |
| Vacaville High School           | High       | 9–12   | 2.2 mi   |
| Willis Jepson Middle School     | Middle     | 7–8    | 2.4 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<br>CRIME INDEX | 80<br>AIR POLLUTION | 39,602<br>POPULATION | \$116K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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