

Single Family Residence

RESIDENTIAL

731 ROSCOMMON DR

VACAVILLE, CA 95688

\$612,321 TopHap Estimate · \$359 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,708 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$612K

\$591K low

\$634K high

Last Sale

\$520,000 · Jul 24, 2006

Est. Owner Equity

\$174,154

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$6,133 (2024)
Assessed Value	\$521,044
Previous Assessed	\$510,828

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 264 ft²

CLIMATE RISK

17
FLOOD

70
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
Feb 13, 2012	Quitclaim	Quit Claim Transfer			
Jul 12, 2006	Quitclaim	Quit Claim Transfer			
Jul 12, 2006	Resale	Grant Deed	\$520,000	\$304	\$390K
Jun 21, 2002	Resale	Grant Deed	\$304,818	\$178	\$244K
Mar 15, 2001	Resale	Grant Deed	\$262,500	\$154	\$208K
Jan 30, 1998	Quitclaim	Quit Claim Transfer			\$113K
Nov 30, 1993	Quitclaim	Quit Claim Transfer			\$120K
Mar 22, 1990	Resale	Grant Deed	\$167,500	\$98	\$120K

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

OWNERSHIP

Occupancy	Owner occupied
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