

Single Family Residence **RESIDENTIAL**

2345 ROUALT ST

DAVIS, CA 95618

\$635,902 TopHap Estimate · \$569 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,117 ft²

LIVING AREA

4,012 ft²

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$636K

\$600K low

\$671K high

Last Sale

\$635,000 · May 7, 2026

Est. Owner Equity

\$19,952

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$5,711 (2025)
Assessed Value	\$454,808
Previous Assessed	\$445,891

PROPERTY FACTS

Property Type	Single Family Residence
County	YOLO
Lot (acres)	0.09
Roof	Concrete
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2026	Financing	Affidavit Death Of Trustee/Successor Trustee			
May 4, 2026	Resale	Grant Deed	\$635,000	\$568	\$616K
Jun 17, 2013	Quitclaim	Quit Claim Transfer			
Jun 18, 2012	Resale	Grant Deed	\$355,000	\$318	
Mar 30, 2005	Resale	Grant Deed	\$440,000	\$394	\$323K
Nov 16, 2004	Resale	Grant Deed	\$386,000	\$346	\$309K
Aug 22, 2000	Resale	Grant Deed	\$141,500	\$127	\$107K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Birch Lane Elementary School	Elementary	KG–6	0.7 mi
Oliver Wendell Holmes Junior High School	Middle	7–9	1.3 mi
Davis Senior High School	High	10–12	1.9 mi

District: Davis Joint 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 95618

92 CRIME INDEX	81 AIR POLLUTION	27,302 POPULATION	\$111K 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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