

Single Family Residence

RESIDENTIAL

712 ROSCOMMON DR

VACAVILLE, CA 95688

\$682,070 TopHap Estimate · \$302 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,262 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$682K

\$663K low

\$702K high

Last Sale

\$360,000 · Jun 13, 2008

Est. Owner Equity

\$449,070

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$5,580 (2024)
Assessed Value	\$472,852
Previous Assessed	\$473,600

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

10
FLOOD

68
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
Oct 9, 2021	Financing	Intrafamily Transfer			
Sep 10, 2008	Quitclaim	Quit Claim Transfer			
Jun 6, 2008	Resale	Grant Deed	\$360,000	\$159	\$328K
Feb 8, 2008	Non-arms-length	Trustees Deed	\$415,200	\$184	
Mar 31, 2005	Quitclaim	Quit Claim Transfer			\$415K
Nov 16, 2004	Resale	Grant Deed	\$471,000	\$208	\$377K
May 26, 1994	Resale	Grant Deed	\$190,000	\$84	\$171K
Dec 3, 1993	Non-arms-length	Trustees Deed	\$195,000	\$86	
Nov 22, 1989	Non-arms-length	Grant Deed	\$189,500	\$84	\$175K

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

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	Absentee owner
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