

Single Family Residence **RESIDENTIAL**

749 ROSCOMMON DR

VACAVILLE, CA 95688

\$611,038 TopHap Estimate · \$320 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,911 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$611K

\$580K low

\$642K high

Last Sale

\$182,500 · Oct 23, 1997

Est. Owner Equity

\$516,426

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$3,518 (2024)
Assessed Value	\$293,159
Previous Assessed	\$287,412

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

71
WILDFIRE

49
HEAT

48
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 26, 2018	Recorded document	Affidavit Of Death			
Jan 26, 2018	Quitclaim	Quit Claim Transfer			
Oct 23, 1997	Resale	Grant Deed	\$182,500	\$95	\$95K
Jan 29, 1990	Resale	Grant Deed	\$181,500	\$95	\$145K

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------