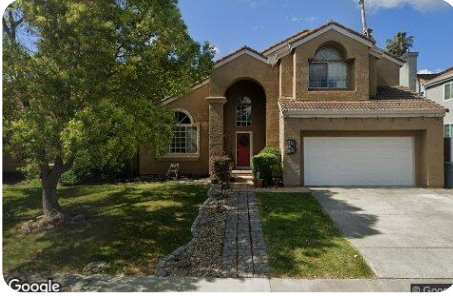


Single Family Residence **RESIDENTIAL**

748 ROSCOMMON DR

VACAVILLE, CA 95688

\$657,976 TopHap Estimate · \$291 / ft² · confidence 95 · 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

\$658K

\$627K low

\$689K high

Last Sale

\$186,000 · Jun 26, 1998

Est. Owner Equity

\$0

Loan-to-Value

122%

TAX & ASSESSMENT

Property Tax	\$3,820 (2024)
Assessed Value	\$319,430
Previous Assessed	\$313,168

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

17
FLOOD

72
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
Aug 26, 2005	Financing	Intrafamily Transfer			\$140K
Jun 26, 1998	Resale	Grant Deed	\$186,000	\$82	\$177K
Nov 16, 1989	Resale	Grant Deed	\$190,000	\$84	\$110K

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	Owner occupied
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