

Single Family Residence **RESIDENTIAL**

2601 ROSLYN WAY

SACRAMENTO, CA 95821

\$583,826 TopHap Estimate · \$343 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,701 ft²

LIVING AREA

0.18 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$584K

\$546K low

\$622K high

Last Sale

\$146,000 · Nov 22, 2011

Est. Owner Equity

\$583,826

TAX & ASSESSMENT

Property Tax	\$2,162 (2025)
Assessed Value	\$187,038
Previous Assessed	\$183,371

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

35 FLOOD	43 WILDFIRE	51 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2011	Resale	Grant Deed	\$146,000	\$86	
Nov 29, 2010	Foreclosure sale	Trustees Deed	\$128,000	\$75	
Mar 1, 2006	Financing	Intrafamily Transfer			\$292K
Aug 1, 2003	Financing	Grant Deed			\$161K
May 24, 2002	Quitclaim	Quit Claim Transfer			
Jun 20, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Del Paso Manor Elementary School	Elementary	KG–6	0.1 mi
Katherine Johnson Middle School	Middle	6–8	1.3 mi
Mira Loma High School	High	9–12	1.4 mi

District: San Juan 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 95821

131 CRIME INDEX	89 AIR POLLUTION	41,536 POPULATION	\$67K 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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