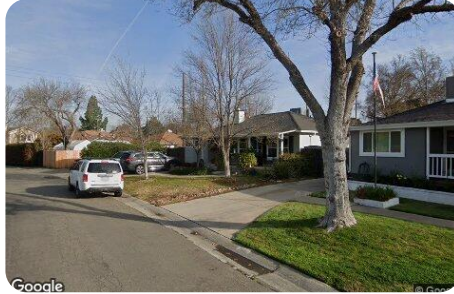


Single Family Residence **RESIDENTIAL**

2600 ROSLYN WAY

SACRAMENTO, CA 95821

\$558,818 TopHap Estimate · \$258 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,167 ft²

LIVING AREA

0.26 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$559K

\$543K low

\$575K high

Last Sale

\$230,000 · Mar 3, 2015

Est. Owner Equity

\$309,818

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$3,294 (2025)
Assessed Value	\$284,221
Previous Assessed	\$278,649

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.26
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

43
WILDFIRE

51
HEAT

43
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2015	Resale	Grant Deed	\$230,000	\$106	\$184K
May 17, 2010	Quitclaim	Quit Claim Transfer			\$255K
Aug 14, 1998	Resale	Grant Deed	\$150,000	\$69	\$146K

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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