

Single Family Residence **RESIDENTIAL**

2570 ROSLYN WAY

SACRAMENTO, CA 95821

\$458,056 TopHap Estimate · \$275 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,665 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$458K

\$421K low

\$496K high

Last Sale

\$132,000 · Nov 8, 2011

Est. Owner Equity

\$358,056

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$5,319 (2025)
Assessed Value	\$458,352
Previous Assessed	\$449,365

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

57
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
May 27, 2022	Financing	Intrafamily Transfer			
Feb 9, 2022	Quitclaim	Quit Claim Transfer			
Dec 8, 2016	Quitclaim	Quit Claim Transfer			
Nov 3, 2011	Resale	Grant Deed	\$132,000	\$79	
Jul 28, 2011	Non-arms-length	Trustees Deed	\$253,451	\$152	
Nov 15, 2007	Resale	Grant Deed	\$240,000	\$144	\$240K
Aug 14, 2002	Quitclaim	Quit Claim Transfer			
Aug 14, 2002	Financing	Grant Deed			\$132K
Sep 1, 2000	Resale	Grant Deed	\$136,000	\$82	\$134K
Oct 30, 1991	Non-arms-length	Grant Deed	\$138,500	\$83	\$125K

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	1.5 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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