

Single Family Residence **RESIDENTIAL**

# 751 ROSEWOOD AVE

VALLEJO, CA 94591

**\$373,727** TopHap Estimate · \$366 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,020 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1951**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$374K**

\$332K low

\$416K high

Est. Owner Equity

**\$373,727**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,783 (2024) |
| Assessed Value    | \$59,181       |
| Previous Assessed | \$58,021       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Solano                  |
| Lot (acres)   | 0.11                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Patio · 264 ft²

## CLIMATE RISK

**1**  
FLOOD

**1**  
WILDFIRE

**38**  
HEAT

**43**  
STORM

**36**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                               | PRICE | \$/FT² | LOAN |
|--------------|-------------------|------------------------------------|-------|--------|------|
| Sep 2, 2022  | Financing         | Affidavit Of Death Of Joint Tenant |       |        |      |
| Sep 2, 2022  | Financing         | Intrafamily Transfer               |       |        |      |
| Jun 28, 2019 | Recorded document | Affidavit Of Death                 |       |        |      |
| Jun 28, 2019 | Quitclaim         | Quit Claim Transfer                |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Hogan Middle School             | Middle     | 6–8    | 0.2 mi   |
| Steffan Manor Elementary School | Elementary | KG–5   | 0.5 mi   |
| Jesse M. Bethel High School     | High       | 9–12   | 1.7 mi   |

District: Vallejo City 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 94591

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>92</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>55,629</b><br>POPULATION | <b>\$102K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|