

Single Family Residence **RESIDENTIAL**

2591 ROSLYN WAY

SACRAMENTO, CA 95821

\$621,345 TopHap Estimate · \$341 / ft² · confidence 93 · as of Jul 14, 2026



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3

BEDS

1

BATHS

1,821 ft²

LIVING AREA

0.19 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$621K

\$578K low

\$665K high

Est. Owner Equity

\$331,345

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$1,342 (2025)
Assessed Value	\$109,513
Previous Assessed	\$107,366

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	Yes

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	\$/FT ²	LOAN
Nov 13, 2007	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



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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	Absentee owner
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