

Single Family Residence **RESIDENTIAL**

766 ROSCOMMON DR

VACAVILLE, CA 95688

\$648,985 TopHap Estimate · \$380 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,708 ft²
LIVING AREA

0.16 ac
LOT SIZE

1989
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$649K

\$633K low

\$665K high

Last Sale

\$615,000 · May 20, 2021

Est. Owner Equity

\$101,680

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$7,793 (2024)
Assessed Value	\$665,694
Previous Assessed	\$652,642

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.16
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 314 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2021	Resale	Grant Deed	\$615,000	\$360	\$533K
Feb 8, 2021	Financing	Intrafamily Transfer			\$378K
Mar 29, 2017	Quitclaim	Quit Claim Transfer			
Apr 3, 2017	Recorded document	Affidavit Of Death			
Mar 30, 2017	Resale	Grant Deed	\$425,000	\$249	\$340K
Nov 5, 2009	Quitclaim	Quit Claim Transfer			
Nov 5, 2009	Quitclaim	Quit Claim Transfer			
Jan 19, 1990	Resale	Grant Deed	\$165,500	\$97	
Oct 31, 1989	Resale	Grant Deed	\$165,500	\$97	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Browns Valley Elementary School	Elementary	KG–6	0.5 mi
Vacaville High School	High	9–12	2.2 mi
Willis Jepson Middle School	Middle	7–8	2.4 mi

District: Vacaville 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 95688

89 CRIME INDEX	80 AIR POLLUTION	39,602 POPULATION	\$116K MEDIAN IN-COME	60°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------