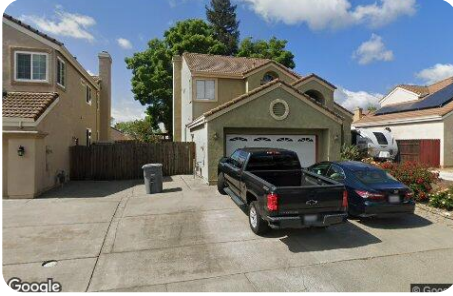


Single Family Residence **RESIDENTIAL**

706 ROSCOMMON DR

VACAVILLE, CA 95688

\$613,661 TopHap Estimate · \$321 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

1,911 ft²
LIVING AREA

0.14 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$614K

\$578K low

\$649K high

Est. Owner Equity

\$253,461

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,467 (2024)
Assessed Value	\$288,680
Previous Assessed	\$283,021

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 264 ft²

CLIMATE RISK

10
FLOOD

67
WILDFIRE

49
HEAT

48
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 1999	Quitclaim	Quit Claim Transfer			\$65K
Dec 31, 1996	Resale	Grant Deed	\$176,000	\$92	\$167K
Sep 17, 1992	Resale	Grant Deed	\$184,000	\$96	\$184K
Nov 16, 1989	Resale	Grant Deed	\$170,000	\$89	\$127K

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

OWNERSHIP

Occupancy	Owner occupied
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