

Single Family Residence

RESIDENTIAL

612 ROSCOMMON PL

VACAVILLE, CA 95688

\$711,506 TopHap Estimate · \$292 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,434 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$712K

\$685K low

\$738K high

Last Sale

\$600,000 · May 8, 2020

Est. Owner Equity

\$132,566

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$7,683 (2024)
Assessed Value	\$656,184
Previous Assessed	\$643,319

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 264 ft²

CLIMATE RISK

10
FLOOD

64
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
May 4, 2020	Resale	Grant Deed	\$600,000	\$247	\$480K
Aug 5, 2013	Quitclaim	Quit Claim Transfer			
Jul 15, 2013	Resale	Grant Deed	\$362,000	\$149	\$374K
Mar 23, 1990	Resale	Grant Deed	\$206,500	\$85	\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Browns Valley Elementary School	Elementary	KG–6	0.6 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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