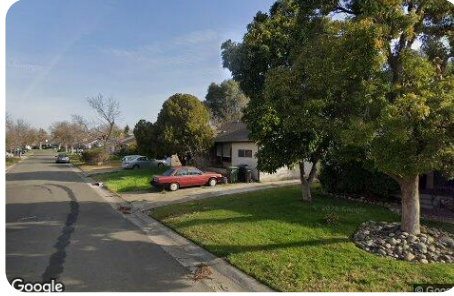


Single Family Residence **RESIDENTIAL**

2510 ROSLYN WAY

SACRAMENTO, CA 95821

\$539,727 TopHap Estimate · \$400 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,351 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$540K

\$513K low

\$567K high

Last Sale

\$96,000 · Sep 24, 1996

Est. Owner Equity

\$217,192

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$2,167 (2025)
Assessed Value	\$187,515
Previous Assessed	\$183,839

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Covered
Pool	No

CLIMATE RISK

35
FLOOD

42
WILDFIRE

51
HEAT

43
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 24, 1996	Quitclaim	Quit Claim Transfer			\$98K
Sep 24, 1996	Resale	Trustees Deed	\$96,000	\$71	
Aug 8, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Del Paso Manor Elementary School	Elementary	KG–6	0.2 mi
Katherine Johnson Middle School	Middle	6–8	1.3 mi
Mira Loma High School	High	9–12	1.5 mi

District: San Juan 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 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	Owner occupied
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