

Single Family Residence **RESIDENTIAL**

2550 ROSLYN WAY

SACRAMENTO, CA 95821

\$525,215 TopHap Estimate · \$382 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,374 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$525K

\$492K low

\$558K high

Est. Owner Equity

\$440,215

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$1,779 (2025)
Assessed Value	\$154,218
Previous Assessed	\$151,196

PROPERTY FACTS

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

CLIMATE RISK

35
FLOOD

57
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
Mar 6, 2017	Quitclaim	Quit Claim Transfer			
Jun 1, 2010	Quitclaim	Quit Claim Transfer			
Jun 1, 2010	Recorded document	Affidavit Of Death			

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	1.5 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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