

Single Family Residence **RESIDENTIAL**

2590 ROSLYN WAY

SACRAMENTO, CA 95821

\$595,028 TopHap Estimate · \$310 / ft² · confidence 95 · as of Jul 14, 2026



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4

BEDS

2

BATHS

1,921 ft²

LIVING AREA

0.2 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$595K

\$564K low

\$626K high

Last Sale

\$527,000 · May 24, 2022

Est. Owner Equity

\$94,378

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$6,625 (2025)
Assessed Value	\$570,439
Previous Assessed	\$559,255

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
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
May 19, 2022	Resale	Grant Deed	\$527,000	\$274	\$501K
Mar 28, 1995	Quitclaim	Quit Claim Transfer			

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	1.4 mi

District: San Juan Unified School District



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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