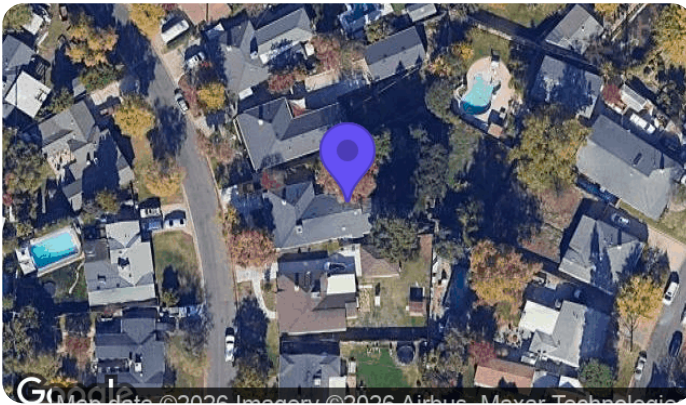


Single Family Residence **RESIDENTIAL**

2596 ROSLYN WAY

SACRAMENTO, CA 95821

\$632,622 TopHap Estimate · \$318 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,991 ft²
LIVING AREA

0.22 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$633K

\$576K low

\$690K high

Last Sale

\$629,000 · Apr 8, 2026

Est. Owner Equity

\$632,622

TAX & ASSESSMENT

Property Tax	\$5,111 (2025)
Assessed Value	\$440,365
Previous Assessed	\$431,731

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

43
WILDFIRE

51
HEAT

43
STORM

26
DROUGHT

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

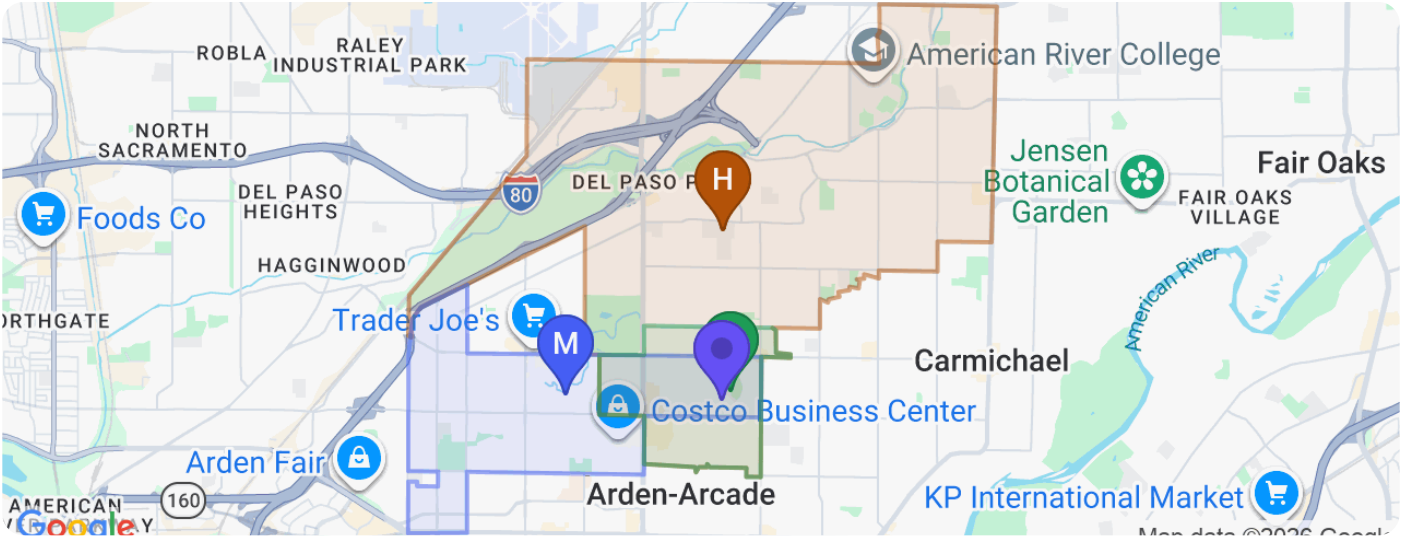
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 6, 2026	Resale	Grant Deed	\$629,000	\$316	\$535K
Mar 6, 2026	Resale	Grant Deed	\$629,000	\$316	\$535K
Jun 6, 2017	Resale	Grant Deed	\$372,000	\$187	\$353K
Feb 4, 2016	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



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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