

Single Family Residence **RESIDENTIAL**

# 700 ROSCOMMON DR

VACAVILLE, CA 95688

**\$693,717** TopHap Estimate · \$285 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**2,434 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1989**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$694K**

\$666K low

\$722K high

Last Sale

**\$205,000 · Nov 28, 1989**

Est. Owner Equity

**\$265,467**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,513 (2024) |
| Assessed Value    | \$387,038      |
| Previous Assessed | \$379,450      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Solano                  |
| Lot (acres)   | 0.16                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 264 ft²

## CLIMATE RISK

10  
FLOOD

67  
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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 25, 2015 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jul 10, 2003 | Quitclaim | Quit Claim Transfer |           |        | \$200K |
| Dec 31, 1992 | Quitclaim | Quit Claim Transfer |           |        | \$174K |
| Nov 28, 1989 | Resale    | Grant Deed          | \$205,000 | \$84   | \$164K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Browns Valley Elementary School | Elementary | KG–6   | 0.5 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<br>CRIME INDEX | 80<br>AIR POLLUTION | 39,602<br>POPULATION | \$116K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 78%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|