

Single Family Residence **RESIDENTIAL**

613 ROSCOMMON PL

VACAVILLE, CA 95688

\$686,579 TopHap Estimate · \$402 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,708 ft²

LIVING AREA

0.14 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$687K

\$674K low

\$699K high

Last Sale

\$669,000 · May 6, 2022

Est. Owner Equity

\$686,579

TAX & ASSESSMENT

Property Tax	\$8,218 (2024)
Assessed Value	\$709,946
Previous Assessed	\$696,027

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 264 ft²

CLIMATE RISK

21
FLOOD

62
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
Apr 6, 2022	Resale	Grant Deed	\$669,000	\$392	\$535K
Mar 31, 2022	Resale	Grant Deed	\$669,000	\$392	
Oct 15, 2021	Resale	Grant Deed	\$615,000	\$360	\$544K
Jun 9, 2015	Resale	Grant Deed	\$412,000	\$241	\$405K
Dec 19, 2013	Quitclaim	Quit Claim Transfer			
Dec 30, 2013	Resale	Grant Deed	\$345,000	\$202	
Oct 7, 2010	Quitclaim	Quit Claim Transfer			
Jan 26, 2006	Quitclaim	Quit Claim Transfer			
Nov 1, 2005	Recorded document	Affidavit Of Death			
Jan 30, 2004	Resale	Grant Deed	\$366,500	\$215	\$293K
Sep 17, 2001	Resale	Grant Deed	\$250,000	\$146	\$170K
Oct 19, 1998	Quitclaim	Quit Claim Transfer			

Apr 30, 1996	Resale	Grant Deed	\$164,500	\$96	\$132K
Jan 12, 1990	Resale	Grant Deed	\$171,500	\$100	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Browns Valley Elementary School	Elementary	KG–6	0.6 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 CRIME INDEX	80 AIR POLLUTION	39,602 POPULATION	\$116K MEDIAN IN-COME	60°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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