

Single Family Residence **RESIDENTIAL**

601 ROSCOMMON PL

VACAVILLE, CA 95688

\$653,854 TopHap Estimate · \$289 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,262 ft²

LIVING AREA

0.16 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$654K

\$618K low

\$690K high

Last Sale

\$199,500 · Feb 1, 1990

Est. Owner Equity

\$536,854

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$4,386 (2024)
Assessed Value	\$375,943
Previous Assessed	\$368,572

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

37 FLOOD	65 WILDFIRE	49 HEAT	48 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 13, 2007	Quitclaim	Quit Claim Transfer			
Apr 13, 2007	Quitclaim	Quit Claim Transfer			
Apr 24, 2003	Quitclaim	Quit Claim Transfer			\$117K
Feb 1, 2001	Quitclaim	Quit Claim Transfer			
Jul 12, 1995	Recorded document	Grant Deed			
Feb 1, 1990	Resale	Grant Deed	\$199,500	\$88	\$159K

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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