

Single Family Residence **RESIDENTIAL**

649 ROSCOMMON PL

VACAVILLE, CA 95688

\$642,876 TopHap Estimate · \$336 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,911 ft²

LIVING AREA

0.22 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$643K

\$613K low

\$673K high

Est. Owner Equity

\$168,736

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,142 (2024)
Assessed Value	\$434,694
Previous Assessed	\$426,171

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.22
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 264 ft²

CLIMATE RISK

35
FLOOD

50
WILDFIRE

49
HEAT

48
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2021	Financing	Intrafamily Transfer			\$474K
Dec 10, 2014	Financing	Grant Deed			
Oct 5, 2009	Resale	Grant Deed	\$310,000	\$162	\$304K
Sep 1, 2009	Foreclosure sale	Trustees Deed	\$295,000	\$154	
Jun 4, 2007	Quitclaim	Quit Claim Transfer			\$432K
May 23, 2005	Resale	Grant Deed	\$489,500	\$256	\$375K
May 19, 2005	Quitclaim	Quit Claim Transfer			
Oct 18, 2004	Quitclaim	Quit Claim Transfer			
Jan 22, 1999	Quitclaim	Quit Claim Transfer			
Dec 22, 1998	Quitclaim	Quit Claim Transfer			\$125K
Sep 5, 1995	Quitclaim	Quit Claim Transfer			
Feb 1, 1990	Resale	Grant Deed	\$183,000	\$96	\$128K

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	2.5 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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