

Single Family Residence

RESIDENTIAL

796 ROSCOMMON DR

VACAVILLE, CA 95688

\$669,869

TopHap Estimate · \$275 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,434 ft²

LIVING AREA

0.15 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$670K

\$642K low

\$698K high

Last Sale

\$207,500 · Apr 13, 1990

Est. Owner Equity

\$121,469

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$4,519 (2024)
Assessed Value	\$387,517
Previous Assessed	\$379,920

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.15
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 314 ft²

CLIMATE RISK

35
FLOOD

75
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	\$/FT ²	LOAN
Sep 10, 2020	Quitclaim	Quit Claim Transfer			
Apr 13, 1990	Resale	Grant Deed	\$207,500	\$85	\$187K

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	2.3 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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