

Single Family Residence **RESIDENTIAL**

# 764 ROSEWOOD AVE

VALLEJO, CA 94591

**\$439,952** TopHap Estimate · \$332 / ft² · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**1**

BATHS

**1,326 ft²**

LIVING AREA

**0.11 ac**

LOT SIZE

**1951**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**1**

PARKING

## VALUATION

**\$440K**

\$414K low

\$466K high

Last Sale

**\$141,500 · Dec 7, 2009**

Est. Owner Equity

**\$239,952**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,155 (2024) |
| Assessed Value    | \$182,644      |
| Previous Assessed | \$179,063      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Solano                  |
| Lot (acres)   | 0.11                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 275 ft²

## CLIMATE RISK

1  
FLOOD

1  
WILDFIRE

38  
HEAT

43  
STORM

36  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Aug 3, 2009  | Resale          | Grant Deed    | \$141,500 | \$107  | \$139K |
| May 4, 2009  | Non-arms-length | Trustees Deed | \$100,000 | \$75   |        |
| Dec 28, 2005 | Resale          | Grant Deed    | \$307,500 | \$232  | \$215K |
| Oct 15, 2002 | Resale          | Grant Deed    | \$220,000 | \$166  | \$176K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Hogan Middle School             | Middle     | 6–8    | 0.2 mi   |
| Steffan Manor Elementary School | Elementary | KG–5   | 0.5 mi   |
| Jesse M. Bethel High School     | High       | 9–12   | 1.7 mi   |

District: Vallejo City 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 94591

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>92</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>55,629</b><br>POPULATION | <b>\$102K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|