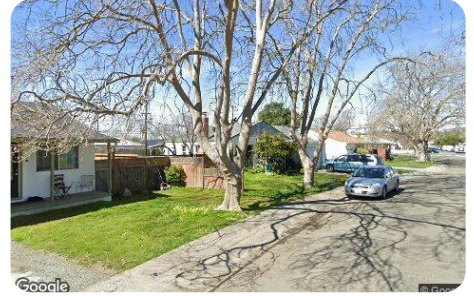


Single Family Residence **RESIDENTIAL**

# 781 ROSEWOOD AVE

VALLEJO, CA 94591

**\$451,506** TopHap Estimate · \$443 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,020 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1951**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$452K**

\$425K low

\$478K high

Last Sale

**\$400,000 · Mar 19, 2020**

Est. Owner Equity

**\$42,306**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$5,987 (2024)</b> |
| Assessed Value    | <b>\$437,454</b>      |
| Previous Assessed | <b>\$428,877</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>Solano</b>                  |
| Lot (acres)   | <b>0.12</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Pool          | <b>No</b>                      |

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   |
|---------------------|-------------------|---------------------|-----------|--------|--------|
| <b>Mar 16, 2020</b> | Resale            | Grant Deed          | \$400,000 | \$392  | \$409K |
| <b>Oct 23, 2019</b> | Recorded document | Affidavit Of Death  |           |        |        |
| <b>Oct 23, 2019</b> | Resale            | Grant Deed          | \$264,000 | \$259  | \$238K |
| <b>Sep 9, 2015</b>  | Quitclaim         | Quit Claim Transfer |           |        |        |
| <b>Sep 9, 2015</b>  | Recorded document | Affidavit Of Death  |           |        |        |
| <b>Oct 2, 2002</b>  | Resale            | Grant Deed          | \$150,000 | \$147  |        |
| <b>Jun 9, 1995</b>  | Quitclaim         | Quit Claim Transfer |           |        |        |
| <b>Jun 27, 1990</b> | Quitclaim         | Quit Claim Transfer |           |        | \$84K  |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| <b>Hogan Middle School</b>             | Middle     | 6–8    | 0.2 mi   |
| <b>Steffan Manor Elementary School</b> | Elementary | KG–5   | 0.5 mi   |
| <b>Jesse M. Bethel High School</b>     | High       | 9–12   | 1.6 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> |
|-----------|-----------------------|