

Single Family Residence **RESIDENTIAL**

2580 ROSLYN WAY

SACRAMENTO, CA 95821

\$509,999 TopHap Estimate · \$406 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,256 ft²

LIVING AREA

0.17 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$510K

\$484K low

\$536K high

Last Sale

\$300,000 · Aug 26, 2019

Est. Owner Equity

\$234,999

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,269 (2025)
Assessed Value	\$368,115
Previous Assessed	\$360,898

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

57
WILDFIRE

51
HEAT

43
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2019	Resale	Grant Deed	\$300,000	\$239	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Del Paso Manor Elementary School	Elementary	KG–6	0.1 mi
Katherine Johnson Middle School	Middle	6–8	1.3 mi
Mira Loma High School	High	9–12	1.5 mi

District: San Juan 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 95821

131 CRIME INDEX	89 AIR POLLUTION	41,536 POPULATION	\$67K MEDIAN IN-COME	61°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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