

Single Family Residence **RESIDENTIAL**

742 ROSCOMMON DR

VACAVILLE, CA 95688

\$617,696 TopHap Estimate · \$362 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,708 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$618K

\$587K low

\$649K high

Last Sale

\$410,000 · Mar 17, 2015

Est. Owner Equity

\$122,007

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,880 (2024)
Assessed Value	\$498,999
Previous Assessed	\$489,216

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 264 ft²

CLIMATE RISK

17
FLOOD

72
WILDFIRE

49
HEAT

48
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 11, 2015	Resale	Grant Deed	\$410,000	\$240	\$417K
Nov 12, 2012	Quitclaim	Quit Claim Transfer			
May 31, 2005	Resale	Grant Deed	\$393,000	\$230	\$314K
May 31, 2005	Recorded document	Affidavit Of Death			
Nov 3, 1989	Resale	Grant Deed	\$159,000	\$93	

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	2.4 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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