

Single Family Residence **RESIDENTIAL**

## 2521 ROSLYN WAY

SACRAMENTO, CA 95821

**\$519,836** TopHap Estimate · \$389 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,337 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1948**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

### VALUATION

**\$520K**

\$505K low

\$535K high

Last Sale

**\$320,000 · May 23, 2018**

Est. Owner Equity

**\$219,836**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,391 (2025) |
| Assessed Value    | \$371,381      |
| Previous Assessed | \$364,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.18                    |
| 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 <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| May 16, 2018 | Resale            | Grant Deed           | \$320,000 | \$239              | \$304K |
| May 16, 2018 | Recorded document | Affidavit Of Death   |           |                    |        |
| Jul 2, 2015  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Feb 20, 2008 | Financing         | Intrafamily Transfer |           |                    | \$170K |
| Apr 30, 2004 | Resale            | Grant Deed           | \$260,000 | \$194              | \$166K |
| Apr 30, 2004 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Jul 25, 2003 | Quitclaim         | Quit Claim Transfer  |           |                    | \$115K |
| Jan 4, 1996  | Quitclaim         | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Del Paso Manor Elementary School | Elementary | KG–6   | 0.2 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>131</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>41,536</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|