

Single Family Residence **RESIDENTIAL**

# 1284 RACHEL WAY

VALLEJO, CA 94591

**\$647,084** TopHap Estimate · \$320 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

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

LIVING AREA

**3,208 ft<sup>2</sup>**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$647K**

\$626K low

\$669K high

Last Sale

**\$403,000 · Apr 29, 2003**

Est. Owner Equity

**\$411,084**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,657 (2024) |
| Assessed Value    | \$583,376      |
| Previous Assessed | \$571,938      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Solano                  |
| Lot (acres)   | 0.07                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Aug 31, 2021 | Financing | Intrafamily Transfer |           |                    |        |
| Aug 28, 2021 | Financing | Intrafamily Transfer |           |                    |        |
| Aug 28, 2021 | Financing | Intrafamily Transfer |           |                    | \$236K |
| Apr 29, 2003 | Resale    | Grant Deed           | \$403,000 | \$200              | \$318K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Jesse M. Bethel High School | High       | 9–12   | 0.8 mi   |
| Wardlaw Elementary School   | Elementary | KG–5   | 0.8 mi   |
| Hogan Middle School         | Middle     | 6–8    | 1.1 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> |
|-----------|-----------------------|