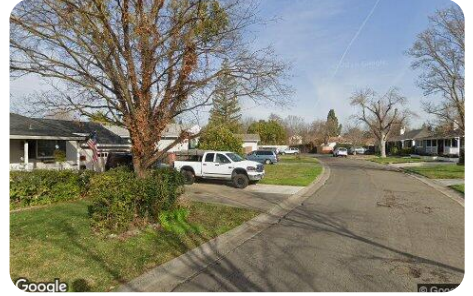


Single Family Residence **RESIDENTIAL**

2581 ROSLYN WAY

SACRAMENTO, CA 95821

\$549,101 TopHap Estimate · \$370 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,486 ft²

LIVING AREA

0.19 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$549K

\$537K low

\$562K high

Last Sale

\$316,000 · Jul 26, 2016

Est. Owner Equity

\$270,601

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$4,339 (2025)
Assessed Value	\$374,071
Previous Assessed	\$366,737

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

35 FLOOD	57 WILDFIRE	51 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2016	Resale	Grant Deed	\$316,000	\$213	\$300K
Sep 19, 2003	Resale	Grant Deed	\$253,000	\$170	\$202K
Sep 19, 2003	Quitclaim	Quit Claim Transfer			
Jun 10, 2003	Resale	Grant Deed	\$199,000	\$134	\$179K

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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