

Single Family Residence

RESIDENTIAL

737 ROSCOMMON DR

VACAVILLE, CA 95688

\$667,086 TopHap Estimate · \$295 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,262 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$667K

\$632K low

\$702K high

Last Sale

\$190,000 · Aug 31, 1994

Est. Owner Equity

\$583,086

Loan-to-Value

70%

TAX & ASSESSMENT

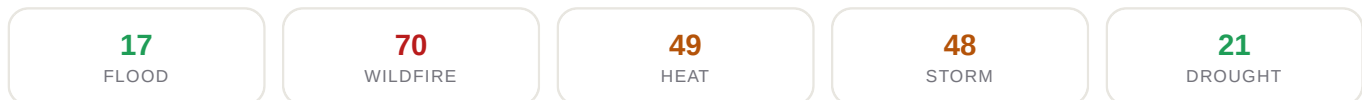
Property Tax	\$3,746 (2025)
Assessed Value	\$321,471
Previous Assessed	\$315,169
Assessor Market Value	\$674,010

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



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2026	Financing	Mortgage			\$84K
Sep 19, 1994	Quitclaim	Quit Claim Transfer			
Aug 31, 1994	Resale	Trustees Deed	\$190,000	\$84	\$171K
Aug 31, 1994	Quitclaim	Quit Claim Transfer			
Apr 30, 1990	Resale	Grant Deed	\$194,500	\$86	\$154K

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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