

Single Family Residence **RESIDENTIAL**

725 ROSCOMMON DR

VACAVILLE, CA 95688

\$670,362 TopHap Estimate · \$275 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,434 ft²
LIVING AREA

0.14 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$670K

\$637K low

\$704K high

Est. Owner Equity

\$422,982

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,431 (2024)
Assessed Value	\$372,733
Previous Assessed	\$365,426

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

69
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
Feb 6, 2003	Quitclaim	Quit Claim Transfer			\$250K
May 5, 1993	Quitclaim	Quit Claim Transfer			\$135K
Feb 28, 1990	Resale	Grant Deed	\$201,000	\$83	\$147K

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.