

Single Family Residence

RESIDENTIAL

736 ROSCOMMON DR

VACAVILLE, CA 95688

\$658,939

TopHap Estimate · \$291 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,262 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$659K

\$629K low

\$689K high

Last Sale

\$193,500 · Apr 27, 1993

Est. Owner Equity

\$358,939

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$3,946 (2024)
Assessed Value	\$337,585
Previous Assessed	\$330,967

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

71
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
May 14, 2003	Quitclaim	Quit Claim Transfer			
Apr 22, 2003	Quitclaim	Quit Claim Transfer			\$212K
Nov 15, 2001	Quitclaim	Quit Claim Transfer			
Apr 27, 1993	Resale	Grant Deed	\$193,500	\$86	\$155K
Nov 22, 1989	Resale	Trustees Deed	\$189,500	\$84	\$129K

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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