

Single Family Residence **RESIDENTIAL**

2610 ROSLYN WAY

SACRAMENTO, CA 95821

\$528,135 TopHap Estimate · \$214 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,467 ft²

LIVING AREA

0.26 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$528K

\$515K low

\$541K high

Last Sale

\$184,000 · Nov 9, 2001

Est. Owner Equity

\$100,135

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$4,305 (2025)
Assessed Value	\$363,889
Previous Assessed	\$356,755

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.26
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

43
WILDFIRE

51
HEAT

43
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 23, 2006	Financing	Intrafamily Transfer			\$294K
Nov 9, 2001	Non-arms-length	Grant Deed	\$184,000	\$75	
Nov 9, 2001	Resale	Grant Deed	\$184,000	\$75	\$185K
Jun 7, 1999	Resale	Grant Deed	\$126,500	\$51	\$125K
Jan 7, 1999	Non-arms-length	Trustees Deed	\$128,671	\$52	
Jun 1, 1998	Recorded document	Grant Deed			
Jun 20, 1997	Financing	Grant Deed			\$25K
Dec 23, 1993	Resale	Grant Deed	\$157,000	\$64	\$126K

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	1.4 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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