

Single Family Residence **RESIDENTIAL**

797 ROSCOMMON DR

VACAVILLE, CA 95688

\$591,456 TopHap Estimate · \$346 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,708 ft²

LIVING AREA

0.16 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$591K

\$574K low

\$609K high

Last Sale

\$375,000 · Jan 23, 2014

Est. Owner Equity

\$266,510

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,429 (2024)
Assessed Value	\$459,685
Previous Assessed	\$450,672

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.16
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 314 ft²

CLIMATE RISK

35
FLOOD

76
WILDFIRE

49
HEAT

48
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2020	Quitclaim	Quit Claim Transfer			\$325K
Jan 17, 2014	Resale	Grant Deed	\$375,000	\$220	\$375K
May 20, 2013	Quitclaim	Quit Claim Transfer			
Aug 2, 2012	Quitclaim	Quit Claim Transfer			
Jun 18, 2012	Quitclaim	Quit Claim Transfer			
Mar 27, 2012	Financing	Intrafamily Transfer			\$182K
Mar 29, 2011	Quitclaim	Quit Claim Transfer			
Mar 18, 2011	Recorded document	Grant Deed			
Mar 16, 2011	Resale	Grant Deed	\$258,500	\$151	\$179K
Jun 10, 2005	Quitclaim	Quit Claim Transfer			
Apr 13, 2001	Resale	Grant Deed	\$274,500	\$161	\$219K
Apr 13, 2001	Recorded document	Grant Deed			

May 19, 2000	Quitclaim	Quit Claim Transfer			
Nov 16, 1989	Resale	Grant Deed	\$161,500	\$95	\$125K

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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