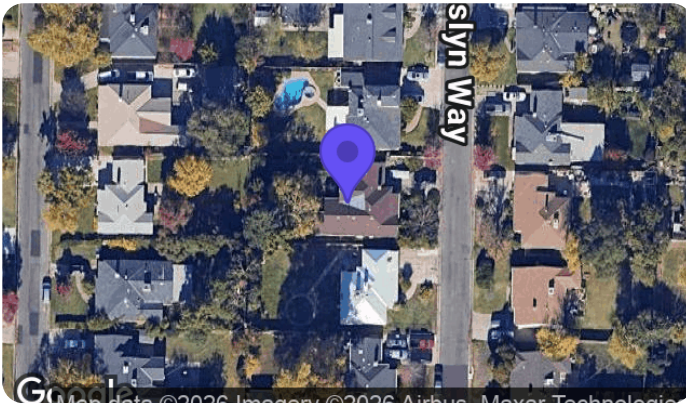


Single Family Residence **RESIDENTIAL**

2541 ROSLYN WAY

SACRAMENTO, CA 95821

\$533,927 TopHap Estimate · \$337 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,585 ft²
LIVING AREA

0.18 ac
LOT SIZE

1980
YEAR BUILT

1
STORIES

7
ROOMS

1
PARKING

VALUATION

\$534K

\$507K low

\$561K high

Last Sale

\$169,000 · May 21, 2001

Est. Owner Equity

\$216,187

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,770 (2025)
Assessed Value	\$325,236
Previous Assessed	\$318,860

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35 FLOOD	57 WILDFIRE	51 HEAT	43 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

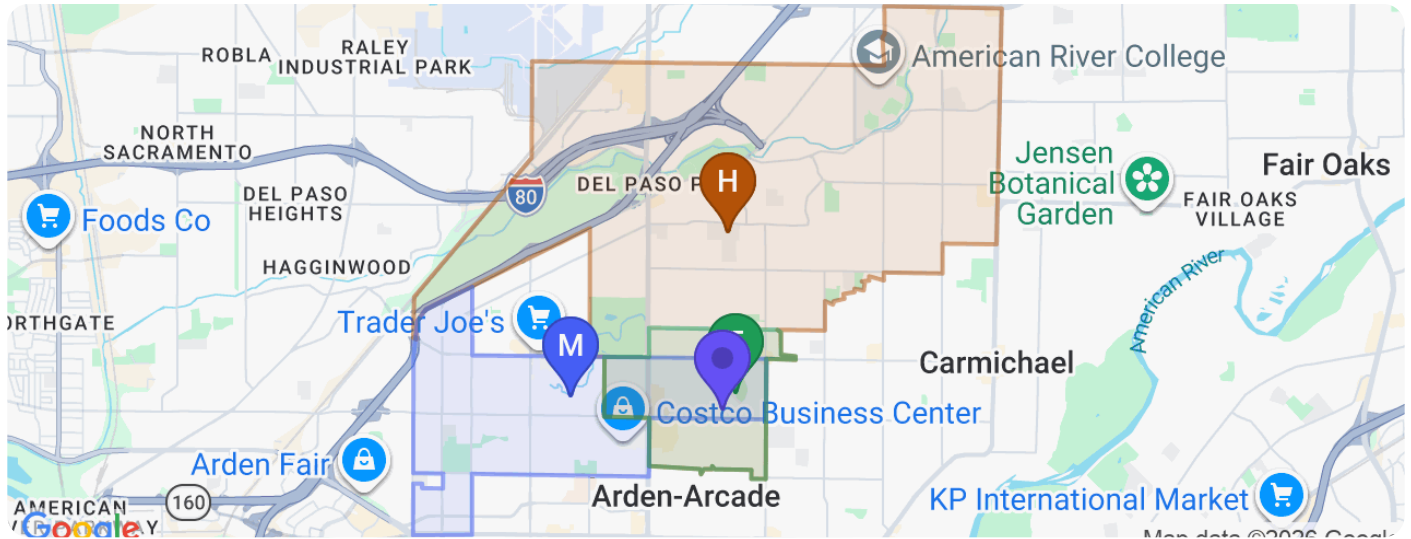
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 2001	Resale	Grant Deed	\$169,000	\$107	\$159K
Dec 31, 1998	Resale	Grant Deed	\$20,000	\$13	\$25K
Aug 27, 1990	Resale	Grant Deed	\$90,000	\$57	\$72K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Del Paso Manor Elementary School	Elementary	KG–6	0.2 mi
Katherine Johnson Middle School	Middle	6–8	1.3 mi
Mira Loma High School	High	9–12	1.5 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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