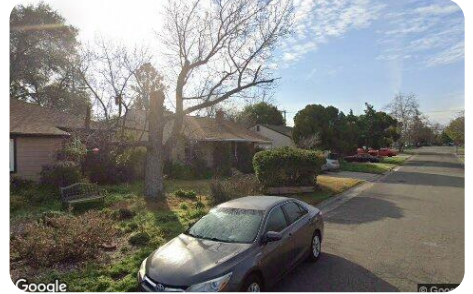


Single Family Residence **RESIDENTIAL**

2540 ROSLYN WAY

SACRAMENTO, CA 95821

\$496,836 TopHap Estimate · \$418 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,189 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$497K

\$475K low

\$518K high

Last Sale

\$139,000 · Nov 15, 2000

Est. Owner Equity

\$19,336

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$2,554 (2025)
Assessed Value	\$213,615
Previous Assessed	\$209,428

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.16
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
Jul 7, 2021	Financing	Intrafamily Transfer			\$224K
Nov 10, 2016	Financing	Intrafamily Transfer			\$224K
May 8, 2007	Financing	Intrafamily Transfer			\$244K
Nov 15, 2000	Resale	Grant Deed	\$139,000	\$117	\$137K

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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