

Single Family Residence

RESIDENTIAL

785 ROSCOMMON DR

VACAVILLE, CA 95688

\$860,143 TopHap Estimate · \$353 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,434 ft²

LIVING AREA

0.16 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$860K

\$775K low

\$945K high

Last Sale

\$837,000 · May 27, 2025

Est. Owner Equity

\$510,143

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$9,981 (2024)
Assessed Value	\$863,532
Previous Assessed	\$846,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.16
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 314 ft²

CLIMATE RISK

25
FLOOD

75
WILDFIRE

49
HEAT

48
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2025	Resale	Grant Deed	\$837,000	\$344	\$350K
Jun 22, 2022	Resale	Grant Deed	\$830,000	\$341	\$634K
Jun 22, 2011	Resale	Grant Deed	\$374,000	\$154	\$383K
Mar 31, 1998	Resale	Grant Deed	\$209,000	\$86	\$199K
Aug 25, 1995	Resale	Grant Deed	\$203,500	\$84	\$196K
Sep 29, 1989	Resale	Grant Deed	\$202,000	\$83	\$112K

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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