

Single Family Residence

RESIDENTIAL

637 ROSCOMMON PL

VACAVILLE, CA 95688

\$667,190 TopHap Estimate · \$349 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,911 ft²

LIVING AREA

0.15 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$667K

\$649K low

\$686K high

Last Sale

\$630,000 · Jun 29, 2021

Est. Owner Equity

\$116,340

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$7,978 (2024)
Assessed Value	\$681,821
Previous Assessed	\$668,453

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.15
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 264 ft²

CLIMATE RISK

35 FLOOD	53 WILDFIRE	49 HEAT	48 STORM	21 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	\$/FT²	LOAN
Apr 13, 2022	Financing	Intrafamily Transfer			
Jun 25, 2021	Resale	Grant Deed	\$630,000	\$330	\$551K
Sep 28, 2016	Quitclaim	Quit Claim Transfer			
Aug 11, 2016	Resale	Grant Deed	\$412,000	\$216	\$412K
Aug 19, 2015	Non-arms-length	Trustees Deed	\$407,388	\$213	
Dec 29, 1989	Resale	Grant Deed	\$180,000	\$94	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Browns Valley Elementary School	Elementary	KG–6	0.6 mi
Vacaville High School	High	9–12	2.2 mi
Willis Jepson Middle School	Middle	7–8	2.5 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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