

Single Family Residence

RESIDENTIAL

654 ROSCOMMON PL

VACAVILLE, CA 95688

\$742,595

TopHap Estimate · \$305 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,434 ft²

LIVING AREA

0.28 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$743K

\$704K low

\$781K high

Last Sale

\$480,000 · Nov 10, 2014

Est. Owner Equity

\$222,595

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$6,692 (2024)
Assessed Value	\$576,877
Previous Assessed	\$565,567

PROPERTY FACTS

Property Type	Single Family Residence
County	Solano
Lot (acres)	0.28
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 264 ft²

CLIMATE RISK

35
FLOOD

51
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
Nov 7, 2018	Financing	Intrafamily Transfer			\$55K
Nov 5, 2014	Resale	Grant Deed	\$480,000	\$197	
Nov 5, 2014	Financing	Intrafamily Transfer			\$384K
Jun 9, 2014	Non-arms-length	Trustees Deed	\$372,100	\$153	
Dec 20, 2013	Quitclaim	Quit Claim Transfer			
Jul 16, 2003	Quitclaim	Quit Claim Transfer			\$346K
Nov 27, 2001	Quitclaim	Quit Claim Transfer			\$240K
May 27, 1997	Non-arms-length	Trustees Deed	\$106,000	\$44	\$169K
May 27, 1997	Quitclaim	Quit Claim Transfer	\$30,000	\$12	
Dec 22, 1989	Resale	Grant Deed	\$209,500	\$86	\$167K

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	2.4 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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