

Single Family Residence

RESIDENTIAL

713 ROSCOMMON DR

VACAVILLE, CA 95688

\$712,767 TopHap Estimate · \$293 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,434 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$713K

\$685K low

\$740K high

Last Sale

\$610,000 · Oct 24, 2005

Est. Owner Equity

\$316,767

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$7,196 (2025)
Assessed Value	\$615,960
Previous Assessed	\$615,960
Assessor Market Value	\$703,350

PROPERTY FACTS

Property Type	Single Family Residence
County	SOLANO
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 264 ft²

CLIMATE RISK

10
FLOOD

68
WILDFIRE

49
HEAT

48
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 26, 2016	Quitclaim	Quit Claim Transfer			\$396K
Oct 10, 2005	Resale	Grant Deed	\$610,000	\$251	\$488K
Oct 20, 2005	Quitclaim	Quit Claim Transfer			
Dec 13, 1996	Resale	Grant Deed	\$199,000	\$82	\$121K
Mar 30, 1990	Resale	Grant Deed	\$206,500	\$85	\$176K

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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