

Townhouse **RESIDENTIAL**

5454 ROUNDTREE PL

CONCORD, CA 94521

\$401,634 TopHap Estimate · \$413 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

973 ft²
LIVING AREA

702 ft²
LOT SIZE

1970
YEAR BUILT

2
STORIES

6
ROOMS

1
PARKING

VALUATION

\$402K

\$381K low

\$422K high

Last Sale

\$425,000 · May 10, 2023

Est. Owner Equity

\$19,184

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$5,873 (2025)
Assessed Value	\$390,000
Previous Assessed	\$442,170

PROPERTY FACTS

Property Type	Townhouse
Style	Contemporary
County	CONTRA COSTA
Lot (acres)	0.02
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Deck

CLIMATE RISK

1
FLOOD

71
WILDFIRE

44
HEAT

36
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 4, 2023	Resale	Grant Deed	\$425,000	\$437	\$382K
Jun 18, 2015	Recorded document	Grant Deed			
Jun 25, 2015	Resale	Grant Deed	\$276,500	\$284	\$271K
Sep 11, 2007	Resale	Grant Deed	\$230,000	\$236	
Nov 5, 2007	Resale	Grant Deed	\$230,000	\$236	
Apr 11, 2007	Non-arms-length	Trustees Deed	\$208,274	\$214	
Oct 21, 2005	Resale	Grant Deed	\$238,000	\$245	\$190K
Jun 19, 2003	Resale	Grant Deed	\$215,000	\$221	\$193K
Sep 26, 1997	Quitclaim	Quit Claim Transfer			\$90K

Mar 15, 1991	Resale	Grant Deed	\$94,500	\$97	\$93K
Oct 26, 1988	Resale	Grant Deed	\$70,000	\$72	\$67K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highlands Elementary School	Elementary	KG–5	0.5 mi
Pine Hollow Middle School	Middle	6–8	0.6 mi
Concord High School	High	9–12	2.5 mi

District: Mount Diablo 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 94521

96 CRIME INDEX	84 AIR POLLUTION	43,000 POPULATION	\$122K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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