

Townhouse

RESIDENTIAL

5452 ROUNDTREE PL

CONCORD, CA 94521

\$383,595 TopHap Estimate · \$394 / 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

\$384K

\$364K low

\$403K high

Last Sale

\$365,000 · Oct 13, 2020

Est. Owner Equity

\$73,345

Loan-to-Value

76%

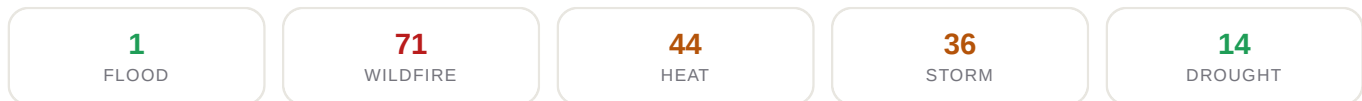
TAX & ASSESSMENT

Property Tax	\$5,352 (2025)
Assessed Value	\$402,875
Previous Assessed	\$394,976

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	CONTRA COSTA
Lot (acres)	0.02
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 9, 2020	Quitclaim	Quit Claim Transfer			
Oct 6, 2020	Resale	Grant Deed	\$365,000	\$375	\$310K
Jan 13, 2017	Quitclaim	Quit Claim Transfer			
Aug 4, 2015	Resale	Grant Deed	\$285,000	\$293	\$214K
Mar 23, 2015	Non-arms-length	Trustees Deed	\$201,100	\$207	
Jan 5, 2007	Quitclaim	Quit Claim Transfer			
Nov 20, 2006	Resale	Grant Deed	\$305,000	\$313	\$244K
Nov 27, 2006	Quitclaim	Quit Claim Transfer			
Nov 20, 2006	Quitclaim	Quit Claim Transfer			
Nov 18, 1999	Quitclaim	Quit Claim Transfer			
Sep 13, 1999	Resale	Grant Deed	\$114,500	\$118	\$63K
Sep 26, 1996	Quitclaim	Quit Claim Transfer			\$25K
Jan 23, 1992	Resale	Grant Deed	\$90,000	\$92	\$91K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highlands Elementary School	Elementary	KG–5	0.4 mi
Pine Hollow Middle School	Middle	6–8	0.6 mi
Concord High School	High	9–12	2.6 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	Owner occupied
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