

Planned Unit Development (Pud)

RESIDENTIAL

301 ROUNDTREE CT

SACRAMENTO, CA 95831

\$299,383 TopHap Estimate · \$321 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

1

BATHS

932 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1971

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$299K

\$256K low

\$343K high

Last Sale

\$300,000 · May 28, 2026

Est. Owner Equity

\$89,383

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$4,007 (2025)
Assessed Value	\$330,139
Previous Assessed	\$323,667

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.04
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

35
FLOOD

43
WILDFIRE

50
HEAT

39
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
May 15, 2026	Resale	Grant Deed	\$300,000	\$322	\$210K
Mar 9, 2026	Non-arms-length	Deed In Lieu Of Foreclosure	\$309,244	\$332	
Jul 2, 2021	Resale	Grant Deed	\$305,000	\$327	\$309K
Feb 23, 2007	Resale	Grant Deed	\$200,000	\$215	\$160K
Sep 19, 2006	Quitclaim	Quit Claim Transfer			
Apr 16, 2004	Resale	Grant Deed	\$180,000	\$193	
Apr 15, 2003	Quitclaim	Quit Claim Transfer			
Mar 31, 2003	Quitclaim	Quit Claim Transfer			\$109K
Jul 29, 2002	Quitclaim	Quit Claim Transfer			
Jun 28, 1989	Resale	Grant Deed	\$64,000	\$69	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy High School	High	9–12	0.3 mi
Caroline Wenzel Elementary School	Elementary	KG–6	0.9 mi
Sam Brannan Middle School	Middle	7–8	2.0 mi

District: Sacramento City 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 95831

108 CRIME INDEX	86 AIR POLLUTION	43,543 POPULATION	\$97K MEDIAN IN-COME	61°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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