

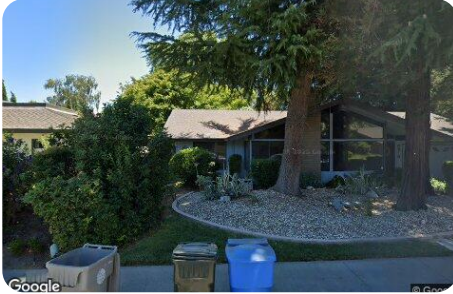
Planned Unit Development (Pud)

RESIDENTIAL

804 ROUNDTREE CT

SACRAMENTO, CA 95831

\$275,444 TopHap Estimate · \$296 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

932 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1972

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$275K

\$253K low

\$298K high

Last Sale

\$145,000 · Feb 24, 2017

Est. Owner Equity

\$160,444

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,147 (2025)
Assessed Value	\$171,643
Previous Assessed	\$168,278

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

52
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 1, 2017	Quitclaim	Quit Claim Transfer			
Feb 17, 2017	Resale	Grant Deed	\$145,000	\$156	\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy High School	High	9–12	0.3 mi
Caroline Wenzel Elementary School	Elementary	KG–6	0.8 mi
Sam Brannan Middle School	Middle	7–8	2.1 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------