

Townhouse **RESIDENTIAL**

# 5473 ROUNDTREE PL

CONCORD, CA 94521

**\$392,722** TopHap Estimate · \$430 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**2**

BEDS

**1.5**

BATHS

**914 ft<sup>2</sup>**

LIVING AREA

**1,326 ft<sup>2</sup>**

LOT SIZE

**1971**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$393K**

\$338K low

\$447K high

Last Sale

**\$400,000 · Oct 6, 2025**

Est. Owner Equity

**\$0**

Loan-to-Value

**102%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,470 (2025) |
| Assessed Value    | \$400,000      |
| Previous Assessed | \$140,908      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Townhouse                        |
| Style         | Townhouse                        |
| County        | CONTRA COSTA                     |
| Lot (acres)   | 0.03                             |
| Roof          | Wood Shingle                     |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Carport (Unspecified)            |
| Pool          | No                               |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>69</b><br>WILDFIRE | <b>44</b><br>HEAT | <b>36</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Oct 3, 2025  | Resale            | Grant Deed           | \$400,000 | \$438              | \$400K |
| Oct 3, 2025  | Financing         | Intrafamily Transfer |           |                    |        |
| Sep 25, 2000 | Financing         | Grant Deed           |           |                    | \$26K  |
| Jul 31, 1998 | Resale            | Grant Deed           | \$89,000  | \$97               | \$89K  |
| Apr 18, 1997 | Recorded document | Grant Deed           |           |                    |        |
| Sep 26, 1990 | Resale            | Grant Deed           | \$90,000  | \$98               | \$72K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Highlands Elementary School | Elementary | KG–5   | 0.5 mi   |
| Pine Hollow Middle School   | Middle     | 6–8    | 0.7 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>96</div> <div>CRIME INDEX</div> | <div>84</div> <div>AIR POLLUTION</div> | <div>43,000</div> <div>POPULATION</div> | <div>\$122K</div> <div>MEDIAN IN-COME</div> | <div>58°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|