

Planned Unit Development (Pud)

RESIDENTIAL

710 ROUNDTREE CT

SACRAMENTO, CA 95831

\$323,090 TopHap Estimate · \$275 / ft² · confidence 98 · as of Jul 14, 2026

3

BEDS

1.5

BATHS

1,174 ft²

LIVING AREA

871 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$323K

\$316K low

\$330K high

Last Sale

\$130,000 · Feb 28, 2014

Est. Owner Equity

\$323,090

TAX & ASSESSMENT

Property Tax

\$2,121 (2025)

Assessed Value

\$162,538

Previous Assessed

\$159,352

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	SACRAMENTO
Lot (acres)	0.02
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

45 FLOOD	62 WILDFIRE	50 HEAT	39 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2014	Quitclaim	Quit Claim Transfer			
Jul 24, 2014	Quitclaim	Quit Claim Transfer			
Feb 26, 2014	Resale	Grant Deed	\$130,000	\$111	
Apr 7, 2009	Recorded document	Affidavit Of Death			
Feb 11, 2007	Recorded document	Affidavit Of Death			
Feb 3, 2003	Quitclaim	Quit Claim Transfer			
Jan 30, 2003	Quitclaim	Quit Claim Transfer			\$103K
Oct 28, 1999	Quitclaim	Quit Claim Transfer			
Sep 14, 1990	Resale	Grant Deed	\$120,000	\$102	\$92K
May 12, 1988	Resale	Grant Deed	\$62,000	\$53	\$62K

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

OWNERSHIP

Occupancy	Absentee owner
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