

Townhouse **RESIDENTIAL**

# 5474 ROUNDTREE PL

CONCORD, CA 94521

**\$362,141** TopHap Estimate · \$396 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**1**

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

**\$362K**

\$347K low

\$377K high

Last Sale

**\$235,000 · Sep 3, 2014**

Est. Owner Equity

**\$203,141**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,110 (2025) |
| Assessed Value    | \$288,070      |
| Previous Assessed | \$282,422      |

## PROPERTY FACTS

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

## CLIMATE RISK

**1**  
FLOOD

**69**  
WILDFIRE

**44**  
HEAT

**36**  
STORM

**14**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Jun 9, 2021  | Financing       | Intrafamily Transfer |           |                    | \$159K |
| Jun 9, 2021  | Financing       | Intrafamily Transfer |           |                    |        |
| Apr 3, 2016  | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Aug 31, 2014 | Resale          | Grant Deed           | \$235,000 | \$257              | \$176K |
| Aug 24, 1998 | Non-arms-length | Grant Deed           | \$33,500  | \$37               |        |
| Jun 4, 1998  | Non-arms-length | Grant Deed           | \$17,500  | \$19               | \$53K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Highlands Elementary School | Elementary | KG–5   | 0.5 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|