

Townhouse

RESIDENTIAL

5509 ROUNDTREE DR

CONCORD, CA 94521

\$399,552 TopHap Estimate · \$411 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

973 ft²

LIVING AREA

684 ft²

LOT SIZE

1971

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$400K

\$385K low

\$414K high

Last Sale

\$450,000 · Mar 16, 2022

Est. Owner Equity

\$124,552

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$5,661 (2025)
Assessed Value	\$395,000
Previous Assessed	\$430,000

PROPERTY FACTS

Property Type	Townhouse
Style	Ranch
County	CONTRA COSTA
Lot (acres)	0.02
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1
FLOOD

68
WILDFIRE

44
HEAT

36
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 12, 2022	Resale	Grant Deed	\$450,000	\$462	\$275K
May 10, 2012	Financing	Intrafamily Transfer			\$286K
Jul 30, 2004	Resale	Grant Deed	\$265,000	\$272	\$212K
May 8, 2001	Resale	Grant Deed	\$197,500	\$203	\$195K
May 8, 2001	Non-arms-length	Grant Deed	\$99,000	\$102	
Apr 8, 1994	Resale	Grant Deed	\$85,000	\$87	\$85K
Feb 17, 1984	Resale	Grant Deed	\$66,000	\$68	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highlands Elementary School	Elementary	KG–5	0.4 mi
Pine Hollow Middle School	Middle	6–8	0.6 mi

Concord High School	High	9–12	2.6 mi
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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

96 CRIME INDEX	84 AIR POLLUTION	43,000 POPULATION	\$122K MEDIAN IN-COME	58°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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