

Planned Unit Development (Pud)

RESIDENTIAL

705 ROUNDTREE CT

SACRAMENTO, CA 95831

\$335,631 TopHap Estimate · \$285 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,178 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1972

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$336K

\$305K low

\$366K high

Last Sale

\$325,000 · Sep 13, 2023

Est. Owner Equity

\$26,881

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$4,129 (2025)
Assessed Value	\$338,130
Previous Assessed	\$331,500

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	SACRAMENTO
Lot (acres)	0.05
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

58
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
Sep 11, 2023	Resale	Grant Deed	\$325,000	\$276	\$309K
Jan 11, 2021	Quitclaim	Quit Claim Transfer			\$162K
Sep 26, 2019	Quitclaim	Quit Claim Transfer			\$208K
Jul 7, 2016	Quitclaim	Quit Claim Transfer			
Apr 15, 2016	Resale	Grant Deed	\$151,500	\$129	\$149K
Apr 14, 2016	Quitclaim	Quit Claim Transfer			
Apr 18, 2016	Quitclaim	Quit Claim Transfer			
Oct 20, 1999	Resale	Grant Deed	\$85,000	\$72	\$79K
Apr 7, 1999	Resale	Grant Deed	\$80,000	\$68	
Aug 4, 1995	Recorded document	Grant Deed			
Apr 14, 1995	Quitclaim	Quit Claim Transfer			
Apr 14, 1995	Non-arms-length	Trustees Deed	\$80,000	\$68	

Sep 23, 1994 Quitclaim Quit Claim Transfer

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 **Owner occupied**