

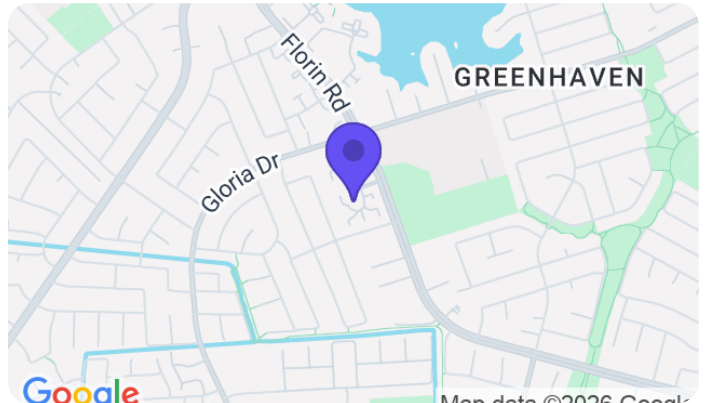
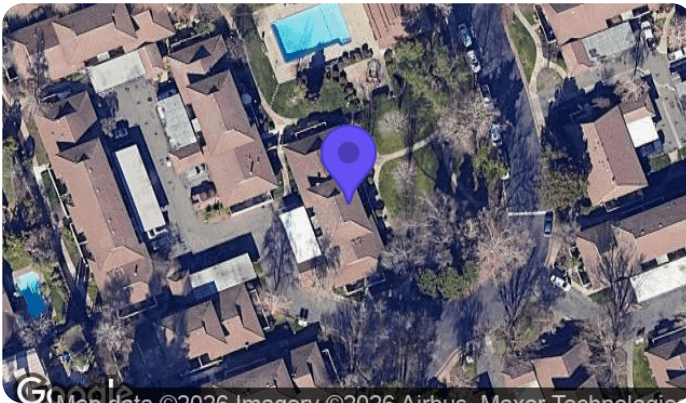
Planned Unit Development (Pud)

RESIDENTIAL

703 ROUNDTREE CT

SACRAMENTO, CA 95831

\$265,257 TopHap Estimate · \$247 / ft² · confidence 84 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,074 ft²
LIVING AREA

871 ft²
LOT SIZE

1972
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$265K

\$223K low

\$308K high

Last Sale

\$270,000 · Dec 17, 2024

Est. Owner Equity

\$12,257

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$3,379 (2025)
Assessed Value	\$275,400
Previous Assessed	\$270,000

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

35
FLOOD

43
WILDFIRE

50
HEAT

39
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

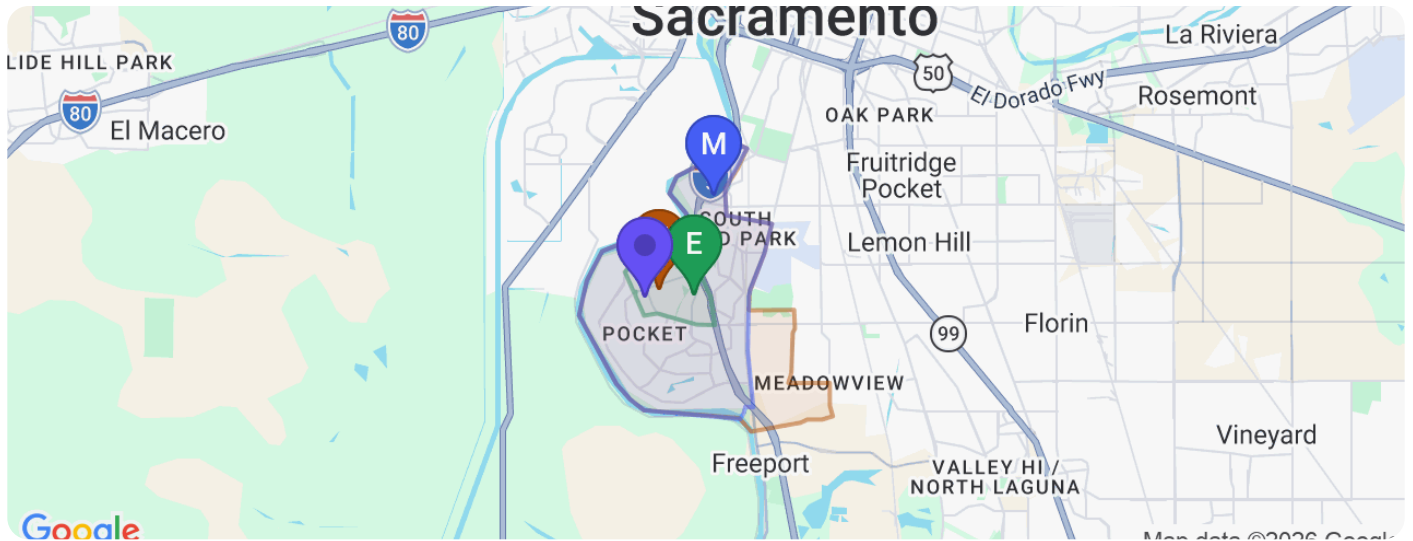
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 16, 2024	Resale	Grant Deed	\$270,000	\$251	\$253K
Aug 21, 2000	Resale	Grant Deed	\$79,000	\$74	

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
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