

Planned Unit Development (Pud)

RESIDENTIAL

111 ROUNDTREE CT

SACRAMENTO, CA 95831

\$306,956 TopHap Estimate · \$329 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

932 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1971

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$307K

\$295K low

\$319K high

Last Sale

\$308,500 · Dec 31, 2025

Est. Owner Equity

\$52,581

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,050 (2025)
Assessed Value	\$308,500
Previous Assessed	\$159,806

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.04
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

45
FLOOD

48
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 29, 2025	Resale	Grant Deed	\$308,500	\$331	\$254K
Oct 18, 2022	Quitclaim	Quit Claim Transfer			\$135K
Jun 7, 2022	Financing	Grant Deed			
Aug 13, 2015	Resale	Grant Deed	\$135,000	\$145	
Oct 15, 2012	Resale	Grant Deed	\$85,000	\$91	
May 21, 2012	Non-arms-length	Trustees Deed	\$51,000	\$55	
Jun 20, 2008	Resale	Grant Deed	\$115,000	\$123	\$117K
Nov 26, 2007	Foreclosure sale	Trustees Deed	\$137,660	\$148	
Jan 31, 2005	Resale	Grant Deed	\$200,000	\$215	\$130K
Jan 4, 1993	Resale	Grant Deed	\$92,500	\$99	\$74K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy High School	High	9–12	0.2 mi
Caroline Wenzel Elementary School	Elementary	KG–6	0.8 mi
Sam Brannan Middle School	Middle	7–8	2.0 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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