

Townhouse

**RESIDENTIAL**

# 5468 ROUNDTREE PL

CONCORD, CA 94521

**\$385,059** TopHap Estimate · \$421 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**

BEDS

**1.5**

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

**\$385K**

**\$372K low**

**\$399K high**

Last Sale

**\$375,000 · Jun 2, 2020**

Est. Owner Equity

**\$322,059**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,442 (2025) |
| Assessed Value    | \$418,313      |
| Previous Assessed | \$410,111      |

## PROPERTY FACTS

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

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>70</b><br>WILDFIRE | <b>44</b><br>HEAT | <b>36</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 16, 2020 | Quitclaim | Quit Claim Transfer |           |                    |        |
| May 22, 2020 | Resale    | Grant Deed          | \$375,000 | \$410              | \$63K  |
| Jul 2, 2015  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Oct 6, 2004  | Resale    | Grant Deed          | \$264,000 | \$289              | \$185K |
| Aug 16, 1984 | Resale    | Grant Deed          | \$73,500  | \$80               |        |

## 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   | 2.5 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>Owner occupied</b> |
|-----------|-----------------------|