

Planned Unit Development (Pud)

RESIDENTIAL

302 ROUNDTREE CT

SACRAMENTO, CA 95831

\$306,348 TopHap Estimate · \$261 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,174 ft²

LIVING AREA

871 ft²

LOT SIZE

1971

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$306K

\$256K low

\$357K high

Last Sale

\$296,000 · Mar 12, 2024

Est. Owner Equity

\$69,548

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,991 (2025)
Assessed Value	\$307,958
Previous Assessed	\$301,920

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
Mar 8, 2024	Resale	Grant Deed	\$296,000	\$252	\$237K
Apr 1, 2011	Recorded document	Grant Deed			
Apr 1, 2011	Resale	Grant Deed	\$84,000	\$72	
Sep 19, 2001	Resale	Grant Deed	\$105,000	\$89	\$100K
Sep 21, 1989	Non-arms-length	Grant Deed	\$1,500	\$1	
Jun 14, 1989	Resale	Grant Deed	\$64,500	\$55	\$65K

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	2.0 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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