

Townhouse **RESIDENTIAL**

5452 ROUNDTREE PL

CONCORD, CA 94521

\$381,397 TopHap Estimate · \$417 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

914 ft²

LIVING AREA

1,326 ft²

LOT SIZE

1970

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$381K

\$353K low

\$410K high

Last Sale

\$405,000 · Jun 20, 2024

Est. Owner Equity

\$1,397

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$5,552 (2025)
Assessed Value	\$385,000
Previous Assessed	\$413,100

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	69 WILDFIRE	44 HEAT	36 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 7, 2024	Resale	Grant Deed	\$405,000	\$443	\$380K
Jun 2, 2011	Resale	Grant Deed	\$92,000	\$101	\$69K
Aug 31, 2010	Foreclosure sale	Trustees Deed	\$130,000	\$142	
Aug 31, 2010	Non-arms-length	Trustees Deed	\$130,000	\$142	
Oct 10, 2003	Resale	Grant Deed	\$220,000	\$241	\$209K
Aug 29, 1991	Resale	Grant Deed	\$99,500	\$109	\$98K
Aug 1, 1987	Resale	Grant Deed	\$71,000	\$78	\$57K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highlands Elementary School	Elementary	KG–5	0.4 mi
Pine Hollow Middle School	Middle	6–8	0.6 mi

Concord High School	High	9–12	2.6 mi
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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

96 CRIME INDEX	84 AIR POLLUTION	43,000 POPULATION	\$122K MEDIAN IN-COME	58°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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