

Planned Unit Development (Pud)

RESIDENTIAL

1101 ROUNDTREE CT

SACRAMENTO, CA 95831

\$281,451 TopHap Estimate · \$302 / ft² · confidence 94 · as of Jul 14, 2026

2

BEDS

1

BATHS

932 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1972

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$281K

\$265K low

\$298K high

Last Sale

\$102,000 · Nov 26, 2008

Est. Owner Equity

\$281,451

TAX & ASSESSMENT

Property Tax

\$1,804 (2025)

Assessed Value

\$133,962

Previous Assessed

\$131,336

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

35 FLOOD	43 WILDFIRE	50 HEAT	39 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2008	Resale	Grant Deed	\$102,000	\$109	
Sep 23, 2008	Non-arms-length	Trustees Deed	\$168,828	\$181	
Sep 12, 2005	Resale	Grant Deed	\$240,000	\$258	\$192K
Feb 14, 2000	Recorded document	Grant Deed			
Nov 10, 1999	Resale	Grant Deed	\$59,000	\$63	\$22K
Mar 30, 1990	Resale	Grant Deed	\$27,500	\$30	

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	Absentee owner
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