

Planned Unit Development (Pud)

RESIDENTIAL

1105 ROUNDTREE CT

SACRAMENTO, CA 95831

\$319,945 TopHap Estimate · \$298 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,074 ft²

LIVING AREA

871 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$320K

\$301K low

\$339K high

Last Sale

\$300,000 · Sep 29, 2022

Est. Owner Equity

\$94,983

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,780 (2025)
Assessed Value	\$318,307
Previous Assessed	\$312,067

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

59
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
Sep 22, 2022	Resale	Grant Deed	\$300,000	\$279	\$225K
Apr 18, 2011	Resale	Grant Deed	\$81,000	\$75	\$79K
May 19, 2005	Financing	Grant Deed			\$192K
Mar 11, 2004	Non-arms-length	Grant Deed	\$175,000	\$163	\$140K
Oct 4, 2001	Non-arms-length	Grant Deed	\$101,000	\$94	\$81K
Jul 25, 1990	Non-arms-length	Grant Deed	\$103,000	\$96	\$82K

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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