

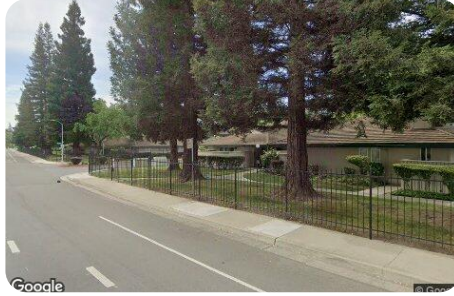
Planned Unit Development (Pud)

RESIDENTIAL

114 ROUNDTREE CT

SACRAMENTO, CA 95831

\$280,149 TopHap Estimate · \$301 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

932 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1971

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$280K

\$267K low

\$294K high

Last Sale

\$221,000 · Apr 3, 2020

Est. Owner Equity

\$51,078

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,988 (2025)
Assessed Value	\$246,524
Previous Assessed	\$241,691

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

48
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
Aug 31, 2020	Quitclaim	Quit Claim Transfer			
Mar 31, 2020	Quitclaim	Quit Claim Transfer			
Mar 31, 2020	Resale	Grant Deed	\$221,000	\$237	\$217K
Aug 7, 2015	Non-arms-length	Intrafamily Transfer	\$125,000	\$134	\$119K
Aug 7, 2015	Quitclaim	Quit Claim Transfer			
Nov 5, 2010	Resale	Grant Deed	\$79,000	\$85	\$77K
Aug 24, 2010	Non-arms-length	Trustees Deed	\$69,600	\$75	
Aug 16, 2005	Resale	Grant Deed	\$220,000	\$236	\$176K
Aug 18, 2003	Resale	Grant Deed	\$165,000	\$177	\$93K
Jul 18, 2001	Resale	Grant Deed	\$89,000	\$95	\$80K
Mar 15, 1991	Resale	Grant Deed	\$106,000	\$114	\$76K
Jun 30, 1989	Non-arms-length	Grant Deed	\$11,500	\$12	\$11K

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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