

Planned Unit Development (Pud)

RESIDENTIAL

712 ROUNDTREE CT

SACRAMENTO, CA 95831

\$320,000 TopHap Estimate · \$272 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,178 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1972

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$320K

\$302K low

\$338K high

Last Sale

\$320,000 · Jul 29, 2026

Est. Owner Equity

\$149,500

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,843 (2025)
Assessed Value	\$319,883
Previous Assessed	\$313,612

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	SACRAMENTO
Lot (acres)	0.05
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

52
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
Jul 16, 2026	Resale	Grant Deed	\$320,000	\$272	\$240K
Aug 30, 2004	Resale	Grant Deed	\$225,000	\$191	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy High School	High	9–12	0.3 mi
Caroline Wenzel Elementary School	Elementary	KG–6	0.9 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	Owner occupied
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