

Planned Unit Development (Pud)

RESIDENTIAL

413 ROUNDTREE CT

SACRAMENTO, CA 95831

\$279,541 TopHap Estimate · \$300 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

932 ft²

LIVING AREA

871 ft²

LOT SIZE

1971

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$280K

\$256K low

\$303K high

Last Sale

\$215,000 · Jun 10, 2020

Est. Owner Equity

\$83,541

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$2,986 (2025)
Assessed Value	\$239,830
Previous Assessed	\$235,129

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.02
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

45
FLOOD

62
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 16, 2022	Financing	Intrafamily Transfer			
May 28, 2020	Resale	Grant Deed	\$215,000	\$231	\$195K
Mar 8, 2011	Recorded document	Affidavit Of Death			
Mar 8, 2011	Quitclaim	Quit Claim Transfer			
Nov 3, 2009	Quitclaim	Quit Claim Transfer			
Sep 26, 2003	Resale	Grant Deed	\$165,000	\$177	\$118K
Oct 8, 1999	Resale	Grant Deed	\$65,000	\$70	\$64K
Jul 26, 1995	Resale	Grant Deed	\$62,000	\$67	\$50K

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
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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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