

Planned Unit Development (Pud)

RESIDENTIAL

112 ROUNDTREE CT

SACRAMENTO, CA 95831

\$278,578 TopHap Estimate · \$259 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,074 ft²

LIVING AREA

871 ft²

LOT SIZE

1971

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$279K

\$261K low

\$296K high

Last Sale

\$60,000 · Dec 28, 2012

Est. Owner Equity

\$278,578

TAX & ASSESSMENT

Property Tax	\$1,132 (2025)
Assessed Value	\$75,349
Previous Assessed	\$73,872

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

45
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
Dec 20, 2012	Resale	Grant Deed	\$60,000	\$56	
Oct 25, 2002	Resale	Grant Deed	\$140,000	\$130	\$138K
Aug 28, 1998	Resale	Grant Deed	\$57,000	\$53	\$57K
Mar 12, 1998	Recorded document	Grant Deed			
Nov 1, 1989	Resale	Grant Deed	\$75,000	\$70	

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	Absentee owner
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