

Planned Unit Development (Pud)

RESIDENTIAL

905 ROUNDTREE CT

SACRAMENTO, CA 95831

\$325,502 TopHap Estimate · \$277 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,174 ft²

LIVING AREA

871 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$326K

\$304K low

\$347K high

Last Sale

\$115,000 · Nov 19, 2001

Est. Owner Equity

\$216,502

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,252 (2025)
Assessed Value	\$173,260
Previous Assessed	\$169,864

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

43
WILDFIRE

50
HEAT

39
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2001	Resale	Grant Deed	\$115,000	\$98	
Nov 30, 1999	Resale	Grant Deed	\$85,000	\$72	\$85K
Feb 15, 1996	Recorded document	Grant Deed			
Jun 17, 1993	Resale	Grant Deed	\$85,000	\$72	\$85K
Nov 25, 1992	Non-arms-length	Trustees Deed	\$26,198	\$22	
Sep 19, 1991	Non-arms-length	Grant Deed	\$44,000	\$37	\$19K
Sep 16, 1988	Non-arms-length	Grant Deed	\$40,000	\$34	
Sep 12, 1988	Resale	Grant Deed	\$66,000	\$56	\$67K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy High School	High	9–12	0.3 mi
Caroline Wenzel Elementary School	Elementary	KG–6	0.8 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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