

Planned Unit Development (Pud)

RESIDENTIAL

706 ROUNDTREE CT

SACRAMENTO, CA 95831

\$320,061 TopHap Estimate · \$273 / ft² · confidence 95 · as of Jul 14, 2026



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BEDS

1.5

BATHS

1,174 ft²

LIVING AREA

871 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$320K

\$304K low

\$336K high

Last Sale

\$136,000 · Jul 8, 2015

Est. Owner Equity

\$211,261

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,139 (2025)
Assessed Value	\$164,208
Previous Assessed	\$160,989

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

58
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
Jun 2, 2021	Financing	Intrafamily Transfer			
Jan 29, 2013	Recorded document	Grant Deed			
Jul 1, 2015	Quitclaim	Quit Claim Transfer			
Jul 2, 2015	Resale	Grant Deed	\$136,000	\$116	\$109K
Jan 29, 2013	Resale	Grant Deed	\$100,000	\$85	\$95K
Sep 24, 2012	Foreclosure sale	Trustees Deed	\$55,400	\$47	
Mar 8, 2012	Foreclosure sale	Trustees Deed	\$13,955	\$12	
May 4, 2012	Resale	Certificate Of Purchase	\$13,955	\$12	
Mar 20, 2001	Resale	Grant Deed	\$97,000	\$83	\$87K
Jan 19, 2001	Quitclaim	Quit Claim Transfer			

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



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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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