

Townhouse **RESIDENTIAL**

5450 ROUNDTREE PL

CONCORD, CA 94521

\$337,363 TopHap Estimate · \$369 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

914 ft²

LIVING AREA

1,326 ft²

LOT SIZE

1970

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$337K

\$322K low

\$353K high

Last Sale

\$89,550 · Jan 27, 2012

Est. Owner Equity

\$247,363

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,240 (2025)
Assessed Value	\$115,290
Previous Assessed	\$113,031

PROPERTY FACTS

Property Type	Townhouse
Style	Ranch
County	CONTRA COSTA
Lot (acres)	0.03
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	72 WILDFIRE	44 HEAT	36 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 6, 2012	Non-arms-length	Trustees Deed	\$89,550	\$98	
Jul 31, 2003	Quitclaim	Quit Claim Transfer			\$115K
Mar 29, 1999	Quitclaim	Quit Claim Transfer			
Dec 9, 1997	Recorded document	Grant Deed			
Apr 20, 1994	Resale	Grant Deed	\$90,000	\$98	\$83K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highlands Elementary School	Elementary	KG–5	0.5 mi
Pine Hollow Middle School	Middle	6–8	0.6 mi
Concord High School	High	9–12	2.5 mi

District: Mount Diablo 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 94521

96 CRIME INDEX	84 AIR POLLUTION	43,000 POPULATION	\$122K MEDIAN IN-COME	58°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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