

Single Family Residence **RESIDENTIAL**

1806 SPRINGWATER DR

ROUND ROCK, TX 78681

\$465,485 TopHap Estimate · \$255 / ft² · confidence 98 · as of Jul 14, 2026



2

BATHS

1,824 ft²

LIVING AREA

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$465K

\$456K low

\$475K high

Est. Owner Equity

\$52,985

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$5,449 (2025)
Assessed Value	\$480,302
Previous Assessed	\$474,275
Assessor Market Value	\$480,302

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 223 ft²

Porch · 163 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2022	Financing	Venders Lien			\$413K
Sep 9, 2016	Financing	Venders Lien			\$184K
May 31, 2007	Financing	Warranty Deed			\$164K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Round Rock High School	High	9–12	0.5 mi
Chisholm Trail Middle School	Middle	6–8	0.8 mi
Fern Bluff Elementary School	Elementary	PK–5	0.9 mi

District: Round Rock Independent 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 78681

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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