

Single Family Residence **RESIDENTIAL**

# 1310 RIVER FOREST DR

ROUND ROCK, TX 78665

**\$704,227** TopHap Estimate · \$173 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BATHS

**4,065 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$704K**

\$682K low

\$726K high

Est. Owner Equity

**\$466,627**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,883 (2025) |
| Assessed Value        | \$756,181       |
| Previous Assessed     | \$739,277       |
| Assessor Market Value | \$756,181       |

## PROPERTY FACTS

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

Porch · 263 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED               | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|--------------------|-----------|--------|--------|
| Jun 21, 2012 | Financing         | Warranty Deed      |           |        | \$238K |
| Jul 11, 2011 | Recorded document | Affidavit Of Death |           |        |        |
| May 25, 2007 | Financing         | Warranty Deed      |           |        | \$276K |
| Jul 14, 2004 | Resale            | Grant Deed         | \$307,000 | \$76   | \$246K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Blackland Prairie Elementary School | Elementary | KG–5   | 0.7 mi   |
| Ridgeview Middle School             | Middle     | 6–8    | 0.7 mi   |
| Cedar Ridge High School             | High       | 9–12   | 1.7 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 78665

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>68,564</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|