

Single Family Residence **RESIDENTIAL**

1312 RIVER FOREST DR

ROUND ROCK, TX 78665

\$557,924 TopHap Estimate · \$191 / ft² · confidence 97 · as of Jul 14, 2026



3

BATHS

2,925 ft²

LIVING AREA

0.25 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$558K

\$542K low

\$574K high

Est. Owner Equity

\$219,924

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$9,991 (2025)
Assessed Value	\$648,761
Previous Assessed	\$648,761
Assessor Market Value	\$648,761

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 12, 2005	Financing	Venders Lien			\$30K

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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------