

Single Family Residence **RESIDENTIAL**

1306 RIVER FOREST CV

ROUND ROCK, TX 78665

\$682,880 TopHap Estimate · \$160 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

4,279 ft²

LIVING AREA

0.24 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$683K

\$630K low

\$736K high

Est. Owner Equity

\$60,730

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$11,264 (2025)
Assessed Value	\$776,948
Previous Assessed	\$763,166
Assessor Market Value	\$776,948

PROPERTY FACTS

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

Patio · 25 ft²

Porch · 34 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2013	Quitclaim	Quit Claim Transfer			
Oct 28, 2004	Financing	Warranty Deed			\$330K
Feb 27, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blackland Prairie Elementary School	Elementary	KG–5	0.6 mi
Ridgeview Middle School	Middle	6–8	0.6 mi
Cedar Ridge High School	High	9–12	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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