

Single Family Residence **RESIDENTIAL**

# 1601 FOREST VISTA CV

ROUND ROCK, TX 78665

**\$635,082** TopHap Estimate · \$192 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BATHS

**3,304 ft<sup>2</sup>**

LIVING AREA

**0.31 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$635K**

\$595K low

\$675K high

Est. Owner Equity

**\$635,082**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,049 (2025) |
| Assessed Value        | \$687,306       |
| Previous Assessed     | \$686,899       |
| Assessor Market Value | \$687,306       |

## PROPERTY FACTS

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

Patio · 344 ft²

Porch · 150 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Jun 12, 2017 | Financing         | Venders Lien  |           |        | \$347K |
| Jun 10, 2013 | Recorded document | Warranty Deed |           |        |        |
| Feb 3, 2009  | Recorded document | Warranty Deed |           |        |        |
| Feb 3, 2009  | Financing         | Warranty Deed |           |        | \$236K |
| Dec 31, 2004 | Non-arms-length   | Grant Deed    | \$305,000 | \$92   |        |
| Sep 2, 2003  | Recorded document | Warranty Deed |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Blackland Prairie Elementary School | Elementary | KG–5   | 0.4 mi   |
| Ridgeview Middle School             | Middle     | 6–8    | 0.5 mi   |
| Cedar Ridge High School             | High       | 9–12   | 1.5 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<br>CRIME INDEX | 86<br>AIR POLLUTION | 68,564<br>POPULATION | \$113K<br>MEDIAN IN-COME | 67°F<br>AVG TEMP | 60%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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