

Single Family Residence **RESIDENTIAL**

# 2707 LAKE FOREST DR

ROUND ROCK, TX 78665

**\$816,435** TopHap Estimate · \$192 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BATHS

**4,246 ft<sup>2</sup>**

LIVING AREA

**2002**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$816K**

\$775K low

\$858K high

Est. Owner Equity

**\$559,235**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,375 (2025) |
| Assessed Value        | \$826,711       |
| Previous Assessed     | \$826,711       |
| Assessor Market Value | \$826,711       |

## PROPERTY FACTS

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

Porch · 110 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Sep 29, 2009 | Financing | Warranty Deed |       |        | \$265K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|