

Duplex (2 Units, Any Combination)

RESIDENTIAL

1803 MAGNOLIA DR

ROUND ROCK, TX 78664



4

BATHS

1,786 ft²

LIVING AREA

1983

YEAR BUILT

1

STORIES

2

PARKING

TAX & ASSESSMENT

Property Tax	\$7,131 (2025)
Assessed Value	\$363,073
Previous Assessed	\$363,073
Assessor Market Value	\$363,073

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Williamson
Foundation	Mat/Raft Foundation (Slab)

Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 80 ft²

Porch · 48 ft²

CLIMATE RISK

1

FLOOD

43

WILDFIRE

99

HEAT

46

STORM

46

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2019	Financing	Warranty Deed			\$189K
Nov 30, 2018	Recorded document	Grant Deed			
Mar 14, 2011	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Voigt Elementary School	Elementary	PK–5	0.4 mi
C.D. Fulkes Middle School	Middle	6–8	1.3 mi
Cedar Ridge High School	High	9–12	1.9 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 78664

87 CRIME INDEX	87 AIR POLLUTION	72,016 POPULATION	\$88K MEDIAN IN- COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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