

Single Family Residence **RESIDENTIAL**

9 VALLEY CREEK DR

ROUND ROCK, TX 78664

\$597,027 TopHap Estimate · \$265 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,251 ft²

LIVING AREA

1.88 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$597K

\$567K low

\$627K high

Est. Owner Equity

\$348,570

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$7,412 (2025)
Assessed Value	\$587,232
Previous Assessed	\$587,232
Assessor Market Value	\$587,232

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	1.88
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 276 ft²

CLIMATE RISK

27
FLOOD

53
WILDFIRE

99
HEAT

49
STORM

46
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 15, 2016	Financing	Warranty Deed			\$295K
Feb 26, 2010	Financing	Warranty Deed			\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forest Creek Elementary School	Elementary	KG–5	0.7 mi
Ridgeview Middle School	Middle	6–8	1.4 mi
Cedar Ridge High School	High	9–12	2.4 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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