

Duplex (2 Units, Any Combination)

RESIDENTIAL

1809 MAGNOLIA DR

ROUND ROCK, TX 78664



2

BATHS

1,768 ft²

LIVING AREA

1970

YEAR BUILT

1

STORIES

2

PARKING

TAX & ASSESSMENT

Property Tax	\$5,740 (2025)
Assessed Value	\$336,199
Previous Assessed	\$336,199
Assessor Market Value	\$336,199

PROPERTY FACTS

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

Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Porch · 24 ft²

CLIMATE RISK

1 FLOOD	44 WILDFIRE	99 HEAT	46 STORM	46 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2021	Financing	Venders Lien			\$285K
Jan 19, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Voigt Elementary School	Elementary	PK–5	0.4 mi
C.D. Fulkes Middle School	Middle	6–8	1.4 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	Owner occupied
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