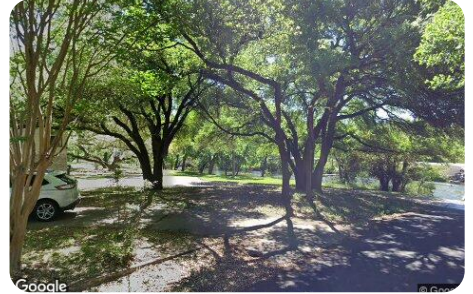


Single Family Residence **RESIDENTIAL**

# 1012 BRUSHY BEND DR

ROUND ROCK, TX 78681

**\$785,742** TopHap Estimate · \$329 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BATHS

**2,391 ft<sup>2</sup>**

LIVING AREA

**0.94 ac**

LOT SIZE

**1974**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$786K**

\$750K low

\$821K high

Est. Owner Equity

**\$101,464**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,480 (2025) |
| Assessed Value        | \$773,714      |
| Previous Assessed     | \$765,590      |
| Assessor Market Value | \$773,714      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Lot (acres)   | 0.94                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | No                         |

Patio · 192 ft²

Porch · 441 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Nov 21, 2022 | Financing | Contract Sale |       |        | \$684K |
| Jul 19, 2018 | Financing | Venders Lien  |       |        | \$419K |
| Oct 27, 2011 | Financing | Warranty Deed |       |        | \$284K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Brushy Creek Elementary School | Elementary | PK–5   | 0.7 mi   |
| Cedar Valley Middle School     | Middle     | 6–8    | 2.0 mi   |
| Round Rock High School         | High       | 9–12   | 2.8 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 78681

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</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>Owner occupied</b> |
|-----------|-----------------------|