

Single Family Residence **RESIDENTIAL**

# 1895 WINDBERRY PATH

ROUND ROCK, TX 78665

**\$546,107** TopHap Estimate · \$202 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BATHS

**2,704 ft<sup>2</sup>**

LIVING AREA

**2007**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$546K**

\$512K low

\$580K high

Est. Owner Equity

**\$114,107**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,305 (2025) |
| Assessed Value        | \$540,210      |
| Previous Assessed     | \$539,384      |
| Assessor Market Value | \$540,210      |

## PROPERTY FACTS

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

Porch · 220 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------|--------|--------|
| Feb 23, 2023 | Financing         | Venders Lien         |       |        | \$432K |
| Oct 29, 2021 | Financing         | Intrafamily Transfer |       |        | \$373K |
| Jul 22, 2020 | Financing         | Venders Lien         |       |        | \$373K |
| Jun 4, 2013  | Quitclaim         | Quit Claim Transfer  |       |        | \$189K |
| Mar 27, 2007 | Financing         | Venders Lien         |       |        | \$200K |
| Oct 18, 2006 | Recorded document | Grant Deed           |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Teravista Elementary School | Elementary | PK–5   | 0.3 mi   |
| Hopewell Middle School      | Middle     | 6–8    | 1.4 mi   |
| Stony Point High School     | High       | 9–12   | 2.9 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 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-<br>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> |
|-----------|-----------------------|