

Single Family Residence **RESIDENTIAL**

1603 SHADY HILLSIDE PASS

ROUND ROCK, TX 78665

\$523,426 TopHap Estimate · \$173 / ft² · confidence 95 · as of Jun 23, 2026



3

BATHS

3,032 ft²

LIVING AREA

0.19 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$523K

\$497K low

\$550K high

Est. Owner Equity

\$371,847

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$9,612 (2025)
Assessed Value	\$513,186
Previous Assessed	\$513,186
Assessor Market Value	\$513,186

PROPERTY FACTS

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

Porch · 32 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 21, 2011	Financing	Venders Lien			\$158K
Aug 24, 2010	Quitclaim	Quit Claim Transfer			\$185K
Jun 13, 2008	Financing	Grant Deed			\$185K
Sep 6, 2005	Foreclosure sale	Trustees Deed	\$207,560	\$68	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blackland Prairie Elementary School	Elementary	KG–5	0.7 mi
Ridgeview Middle School	Middle	6–8	0.8 mi
Cedar Ridge High School	High	9–12	1.8 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 78665

50 CRIME INDEX	86 AIR POLLUTION	68,564 POPULATION	\$113K 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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