

Single Family Residence **RESIDENTIAL**

1905 BRUSHY BEND DR

ROUND ROCK, TX 78681

\$740,900 TopHap Estimate · \$282 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

2,627 ft²

LIVING AREA

0.76 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$741K

\$699K low

\$782K high

Est. Owner Equity

\$555,900

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$6,293 (2025)
Assessed Value	\$584,699
Previous Assessed	\$584,699
Assessor Market Value	\$584,699

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.76
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 420 ft²

Porch · 1,840 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 24, 2016	Financing	Grant Deed			\$150K
Aug 30, 2013	Financing	Warranty Deed			\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista Ridge High School	High	9–12	2.3 mi
Stiles Middle School	Middle	6–8	3.3 mi
Akin Elementary School	Elementary	KG–5	3.4 mi

District: Leander 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

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K 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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