

Duplex (2 Units, Any Combination) RESIDENTIAL

11609 RUSTIC ROCK DR
AUSTIN, TX 78750



4

BATHS

2,391 ft²

LIVING AREA

0.33 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

TAX & ASSESSMENT

Property Tax	\$10,088 (2024)
Assessed Value	\$461,247
Previous Assessed	\$524,212
Assessor Market Value	\$461,247

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Travis
Lot (acres)	0.33

Construction	Wood Frame
Foundation	Mat/Raft Foundation (Slab)
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 200 ft²

Porch · 10 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 27, 2021	Financing	Venders Lien			\$352K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyon Vista Middle School	Middle	6–8	0.5 mi
Spicewood Elementary School	Elementary	KG–5	1.6 mi
Westwood 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 78750

84 CRIME INDEX	83 AIR POLLUTION	32,798 POPULATION	\$121K 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