

Single Family Residence **RESIDENTIAL**

1200 BRUSHY BEND DR

ROUND ROCK, TX 78681

\$587,007 TopHap Estimate · \$265 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

2,219 ft²

LIVING AREA

0.93 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$587K

\$542K low

\$632K high

Est. Owner Equity

\$537,007

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$1,678 (2025)
Assessed Value	\$763,208
Previous Assessed	\$618,478
Assessor Market Value	\$763,208

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.93
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

Porch · 180 ft²

CLIMATE RISK

96
FLOOD

49
WILDFIRE

99
HEAT

48
STORM

46
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brushy Creek Elementary School	Elementary	PK–5	0.8 mi
Cedar Valley Middle School	Middle	6–8	2.1 mi
Round Rock 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 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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