

Single Family Residence

RESIDENTIAL

1204 BRUSHY BEND DR

ROUND ROCK, TX 78681

\$853,331 TopHap Estimate · \$277 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

3,077 ft²

LIVING AREA

0.85 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$853K

\$805K low

\$901K high

Est. Owner Equity

\$661,331

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$3,151 (2025)
Assessed Value	\$827,323
Previous Assessed	\$822,764
Assessor Market Value	\$827,323

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.85
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 72 ft²

Porch · 305 ft²

CLIMATE RISK

97 FLOOD	49 WILDFIRE	99 HEAT	48 STORM	46 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 20, 2003	Quitclaim	Quit Claim Transfer			\$66K

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	3.0 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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