

Single Family Residence **RESIDENTIAL**

1706 BRUSHY BEND DR

ROUND ROCK, TX 78681

\$610,743 TopHap Estimate · \$326 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,872 ft²

LIVING AREA

0.95 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$611K

\$578K low

\$643K high

Est. Owner Equity

\$610,743

TAX & ASSESSMENT

Property Tax	\$1,678 (2025)
Assessed Value	\$678,702
Previous Assessed	\$653,798
Assessor Market Value	\$678,702

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.95
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 195 ft²

Porch · 395 ft²

CLIMATE RISK

61

FLOOD

50

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	1.2 mi
Cedar Valley Middle School	Middle	6–8	2.5 mi
Round Rock High School	High	9–12	3.2 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------