

Single Family Residence **RESIDENTIAL**

1803 BRUSHY BEND DR

ROUND ROCK, TX 78681

\$829,583 TopHap Estimate · \$256 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

3,236 ft²

LIVING AREA

0.78 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$830K

\$785K low

\$874K high

Est. Owner Equity

\$415,854

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$7,868 (2025)
Assessed Value	\$695,823
Previous Assessed	\$646,625
Assessor Market Value	\$695,823

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.78
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Patio · 184 ft²

Porch · 369 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2016	Financing	Venders Lien			\$285K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brushy Creek Elementary School	Elementary	PK–5	1.3 mi
Cedar Valley Middle School	Middle	6–8	2.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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