

Single Family Residence **RESIDENTIAL**

13 VALLEY CREEK DR

ROUND ROCK, TX 78664

\$884,100 TopHap Estimate · \$267 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

3,310 ft²

LIVING AREA

2.87 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$884K

\$848K low

\$920K high

Est. Owner Equity

\$808,800

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$8,775 (2025)
Assessed Value	\$830,467
Previous Assessed	\$760,349
Assessor Market Value	\$830,467

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	2.87
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

Porch · 496 ft²

CLIMATE RISK

39
FLOOD

53
WILDFIRE

99
HEAT

49
STORM

46
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forest Creek Elementary School	Elementary	KG–5	0.6 mi
Ridgeview Middle School	Middle	6–8	1.4 mi
Cedar Ridge High School	High	9–12	2.4 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 78664

87 CRIME INDEX	87 AIR POLLUTION	72,016 POPULATION	\$88K 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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