

Single Family Residence **RESIDENTIAL**

# 946 BLUE SPRING CIR

ROUND ROCK, TX 78681

**\$563,981** TopHap Estimate · \$249 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BATHS

**2,268 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$564K**

\$540K low

\$588K high

Est. Owner Equity

**\$434,265**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,131 (2025) |
| Assessed Value        | \$530,650      |
| Previous Assessed     | \$482,409      |
| Assessor Market Value | \$587,322      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILLIAMSON              |
| Lot (acres)   | 0.26                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Spa/Hot Tub (Only)      |

Deck · 607 ft²

Porch · 52 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE | \$/FT² | LOAN |
|--------------|-----------|------------------------|-------|--------|------|
| Jul 13, 2026 | Financing | Transfer On Death Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Round Rock High School       | High       | 9–12   | 0.6 mi   |
| Fern Bluff Elementary School | Elementary | PK–5   | 1.0 mi   |
| Chisholm Trail Middle School | Middle     | 6–8    | 1.0 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|