

Single Family Residence **RESIDENTIAL**

# 1209 PARROT TRL

ROUND ROCK, TX 78681

**\$409,126** TopHap Estimate · \$188 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2.5**

BATHS

**2,176 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$409K**

\$370K low

\$448K high

Last Sale

**\$446,348 · Feb 20, 2026**

Est. Owner Equity

**\$73,526**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,461 (2024) |
| Assessed Value        | \$488,188      |
| Previous Assessed     | \$443,807      |
| Assessor Market Value | \$504,234      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILLIAMSON              |
| Lot (acres)   | 0.16                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 126 ft²

Porch · 25 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Feb 19, 2026 | Financing | Venders Lien |       |        | \$336K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fern Bluff Elementary School | Elementary | PK–5   | 0.6 mi   |
| Round Rock High School       | High       | 9–12   | 0.9 mi   |
| Chisholm Trail Middle School | Middle     | 6–8    | 1.2 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

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

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

OWNERSHIP

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