

Single Family Residence **RESIDENTIAL**

# 1608 SHADY HILLSIDE PASS

ROUND ROCK, TX 78665

**\$479,708** TopHap Estimate · \$197 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BATHS

**2,437 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2000**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$480K**

\$469K low

\$491K high

Est. Owner Equity

**\$161,958**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,362 (2025) |
| Assessed Value        | \$496,574      |
| Previous Assessed     | \$496,574      |
| Assessor Market Value | \$496,574      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | No                         |

Deck · 100 ft²

Porch · 346 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Dec 18, 2020 | Financing | Intrafamily Transfer |       |        | \$230K |
| Jan 27, 2006 | Financing | Warranty Deed        |       |        | \$178K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Blackland Prairie Elementary School | Elementary | KG–5   | 0.7 mi   |
| Ridgeview Middle School             | Middle     | 6–8    | 0.7 mi   |
| Cedar Ridge High School             | High       | 9–12   | 1.8 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 78665

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>68,564</b><br>POPULATION | <b>\$113K</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> |
|-----------|-----------------------|