

Single Family Residence **RESIDENTIAL**

1612 SHADY HILLSIDE PASS

ROUND ROCK, TX 78665

\$547,826 TopHap Estimate · \$187 / ft² · confidence 98 · as of Jul 14, 2026



3

BATHS

2,922 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$548K

\$539K low

\$556K high

Est. Owner Equity

\$311,876

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$8,183 (2025)
Assessed Value	\$590,705
Previous Assessed	\$569,759
Assessor Market Value	\$590,705

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 261 ft²

Porch · 45 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 2018	Quitclaim	Quit Claim Transfer			\$60K
Apr 15, 2008	Recorded document	Warranty Deed			
Apr 15, 2008	Financing	Venders Lien			\$190K

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

50 CRIME INDEX	86 AIR POLLUTION	68,564 POPULATION	\$113K 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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