

Single Family Residence **RESIDENTIAL**

1616 SHADY HILLSIDE PASS

ROUND ROCK, TX 78665

\$555,032 TopHap Estimate · \$160 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

3,465 ft²

LIVING AREA

0.18 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$555K

\$535K low

\$575K high

Est. Owner Equity

\$315,032

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$6,423 (2025)
Assessed Value	\$618,830
Previous Assessed	\$618,830
Assessor Market Value	\$618,830

PROPERTY FACTS

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

Patio · 126 ft²

Porch · 36 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blackland Prairie Elementary School	Elementary	KG–5	0.6 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



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

OWNERSHIP

Occupancy	Owner occupied
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