

Single Family Residence **RESIDENTIAL**

1613 SHADY HILLSIDE PASS

ROUND ROCK, TX 78665

\$473,263 TopHap Estimate · \$175 / ft² · confidence 97 · as of Jul 14, 2026



3

BATHS

2,709 ft²

LIVING AREA

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$473K

\$457K low

\$489K high

Est. Owner Equity

\$317,078

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$7,831 (2025)
Assessed Value	\$499,750
Previous Assessed	\$499,750
Assessor Market Value	\$499,750

PROPERTY FACTS

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

Patio · 200 ft²

Porch · 149 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2026	Financing	Mortgage			\$156K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blackland Prairie Elementary School	Elementary	KG–5	0.7 mi
Ridgeview Middle School	Middle	6–8	0.8 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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