

Single Family Residence **RESIDENTIAL**

# 12 FOREST MESA

ROUND ROCK, TX 78664

**\$752,028** TopHap Estimate · \$245 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3.5**

BATHS

**3,071 ft<sup>2</sup>**

LIVING AREA

**0.44 ac**

LOT SIZE

**1993**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$752K**

\$726K low

\$778K high

Est. Owner Equity

**\$393,628**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,614 (2024) |
| Assessed Value        | \$722,396       |
| Previous Assessed     | \$656,724       |
| Assessor Market Value | \$741,119       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILLIAMSON              |
| Lot (acres)   | 0.44                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Patio · 318 ft²

Porch · 36 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------|--------|--------|
| Jul 18, 2025 | Financing         | Intrafamily Transfer |       |        |        |
| Jan 22, 2018 | Recorded document | Warranty Deed        |       |        |        |
| Jun 25, 2015 | Recorded document | Warranty Deed        |       |        |        |
| Jun 25, 2015 | Financing         | Grant Deed           |       |        | \$355K |
| Jul 23, 2010 | Financing         | Warranty Deed        |       |        | \$295K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Forest Creek Elementary School | Elementary | KG–5   | 0.8 mi   |
| Ridgeview Middle School        | Middle     | 6–8    | 1.8 mi   |
| Cedar Ridge High School        | High       | 9–12   | 2.8 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 78664

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>72,016</b><br>POPULATION | <b>\$88K</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> |
|-----------|-----------------------|