

Single Family Residence **RESIDENTIAL**

809 SHADY BLUFF CV

ROUND ROCK, TX 78665

\$1,000,465 TopHap Estimate · \$236 / ft² · confidence 91 · as of Jul 14, 2026



5

BATHS

4,233 ft²

LIVING AREA

2002

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1M

\$907K low

\$1.1M high

Est. Owner Equity

\$493,765

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$15,133 (2025)
Assessed Value	\$958,288
Previous Assessed	\$958,288
Assessor Market Value	\$958,288

PROPERTY FACTS

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

Porch · 672 ft²

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 2, 2009	Recorded document	Grant Deed			
May 31, 2007	Financing	Warranty Deed			\$548K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgeview Middle School	Middle	6–8	0.8 mi
Blackland Prairie Elementary School	Elementary	KG–5	0.9 mi
Cedar Ridge High School	High	9–12	1.7 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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