

Single Family Residence **RESIDENTIAL**

804 SHADY BLUFF CV

ROUND ROCK, TX 78665

\$896,173 TopHap Estimate · \$207 / ft² · confidence 96 · as of Jul 14, 2026



4

BATHS

4,330 ft²

LIVING AREA

0.35 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$896K

\$862K low

\$930K high

Est. Owner Equity

\$323,173

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$11,218 (2025)
Assessed Value	\$904,294
Previous Assessed	\$904,294
Assessor Market Value	\$904,294

PROPERTY FACTS

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

Porch · 286 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 15, 2016	Financing	Venders Lien			\$448K
Feb 13, 2013	Financing	Venders Lien			\$320K
Mar 15, 2010	Financing	Warranty Deed			\$374K
Dec 15, 2004	Resale	Grant Deed	\$515,000	\$119	\$412K
Jun 2, 2004	Financing	Grant Deed			\$350K
Jun 2, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

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