

Single Family Residence **RESIDENTIAL**

# 1303 ABACO HARBOUR CV

ROUND ROCK, TX 78664

**\$354,793** TopHap Estimate · \$217 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**3**

BATHS

**1,638 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$355K**

\$337K low

\$373K high

Est. Owner Equity

**\$116,123**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,952 (2024) |
| Assessed Value        | \$328,335      |
| Previous Assessed     | \$347,791      |
| Assessor Market Value | \$328,335      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Travis                     |
| Lot (acres)   | 0.20                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Yes                        |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Patio · 100 ft²

Porch · 42 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED             | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|------------------|-------|--------|--------|
| Nov 8, 2007  | Financing         | Warranty Deed    |       |        | \$147K |
| Jan 25, 2005 | Recorded document | Warranty Deed    |       |        |        |
| Jan 28, 2005 | Financing         | Corporation Deed |       |        | \$102K |
| Aug 15, 2003 | Financing         | Grant Deed       |       |        | \$147K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Fannie Mae Caldwell Elementary School | Elementary | PK–5   | 0.7 mi   |
| Pflugerville High School              | High       | 9–12   | 1.8 mi   |
| Pflugerville Middle School            | Middle     | 6–8    | 1.8 mi   |

District: Pflugerville 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>87</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>72,016</div> <div>POPULATION</div> | <div>\$88K</div> <div>MEDIAN IN-COME</div> | <div>67°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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