

Single Family Residence **RESIDENTIAL**

1009 BRUSHY BEND DR

ROUND ROCK, TX 78681

\$643,691 TopHap Estimate · \$305 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

2,113 ft²

LIVING AREA

1.03 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$644K

\$604K low

\$683K high

Est. Owner Equity

\$364,691

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$7,234 (2025)
Assessed Value	\$488,036
Previous Assessed	\$488,036
Assessor Market Value	\$488,036

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	1.03
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 399 ft²

Porch · 30 ft²

CLIMATE RISK

85
FLOOD

48
WILDFIRE

99
HEAT

48
STORM

46
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 7, 2011	Financing	Warranty Deed			\$208K
Feb 20, 2008	Financing	Trustees Deed			\$41K
Jan 23, 2008	Financing	Venders Lien			\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brushy Creek Elementary School	Elementary	PK–5	0.7 mi
Cedar Valley Middle School	Middle	6–8	2.1 mi
Round Rock 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 78681

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K 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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