

Single Family Residence **RESIDENTIAL**

1316 RIVER FOREST DR

ROUND ROCK, TX 78665

\$762,907 TopHap Estimate · \$171 / ft² · confidence 95 · as of Jul 14, 2026



4

BATHS

4,464 ft²

LIVING AREA

0.36 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$763K

\$729K low

\$797K high

Est. Owner Equity

\$531,579

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$8,199 (2025)
Assessed Value	\$847,905
Previous Assessed	\$789,965
Assessor Market Value	\$847,905

PROPERTY FACTS

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

Deck · 843 ft²

Patio · 617 ft²

Porch · 184 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2009	Recorded document	Grant Deed			
May 7, 2009	Recorded document	Warranty Deed			
Jan 4, 2008	Financing	Warranty Deed			\$374K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blackland Prairie Elementary School	Elementary	KG–5	0.7 mi
Ridgeview Middle School	Middle	6–8	0.7 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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