

Single Family Residence **RESIDENTIAL**

# 1706 BALSAM WAY

ROUND ROCK, TX 78665

**\$425,472** TopHap Estimate · \$132 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2.5**

BATHS

**3,224 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$425K**

\$402K low

\$449K high

Last Sale

**\$139,300 · Oct 25, 2012**

Est. Owner Equity

**\$269,372**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,535 (2024) |
| Assessed Value        | \$460,195      |
| Previous Assessed     | \$418,359      |
| Assessor Market Value | \$494,614      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILLIAMSON              |
| Lot (acres)   | 0.25                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 145 ft²

Porch · 32 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Oct 24, 2012 | Recorded document | Grant Deed          |           |        |        |
| Jul 26, 2012 | Recorded document | Warranty Deed       |           |        |        |
| Jul 3, 2012  | Foreclosure sale  | Trustees Deed       | \$132,800 | \$41   |        |
| Apr 25, 2008 | Financing         | Warranty Deed       |           |        | \$155K |
| Apr 26, 2008 | Recorded document | Warranty Deed       |           |        |        |
| Apr 11, 2008 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Dec 22, 2005 | Recorded document | Grant Deed          |           |        |        |
| Sep 9, 2004  | Financing         | Grant Deed          |           |        | \$118K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Double File Trail Elementary School | Elementary | PK–5   | 0.5 mi   |
| Stony Point High School             | High       | 9–12   | 0.8 mi   |
| Hernandez Middle School             | Middle     | 6–8    | 1.1 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>68,564</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|