

Duplex (2 Units, Any Combination)

RESIDENTIAL

1801 MAGNOLIA DR

ROUND ROCK, TX 78664



4

BATHS

1,786 ft²

LIVING AREA

0.18 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

2

PARKING

TAX & ASSESSMENT

Property Tax	\$7,136 (2025)
Assessed Value	\$379,762
Previous Assessed	\$379,762
Assessor Market Value	\$379,762

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Williamson
Lot (acres)	0.18

Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 100 ft²

Porch · 48 ft²

CLIMATE RISK

1

FLOOD

44

WILDFIRE

99

HEAT

46

STORM

46

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 20, 2018	Quitclaim	Quit Claim Transfer			
Mar 9, 2006	Financing	Warranty Deed			\$108K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Voigt Elementary School	Elementary	PK–5	0.3 mi
C.D. Fulkes Middle School	Middle	6–8	1.3 mi
Cedar Ridge High School	High	9–12	1.9 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 78664

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------