

Single Family Residence **RESIDENTIAL**

2806 RUSTIC HILLS DR

ROUND ROCK, TX 78665

\$460,726 TopHap Estimate · \$163 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,827 ft²

LIVING AREA

0.12 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$461K

\$423K low

\$499K high

Est. Owner Equity

\$11,149

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$10,246 (2025)
Assessed Value	\$503,166
Previous Assessed	\$503,166
Assessor Market Value	\$503,166

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.12
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 14, 2022	Financing	Venders Lien			\$450K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Double File Trail Elementary School	Elementary	PK-5	0.6 mi
Stony Point High School	High	9-12	1.4 mi
Hernandez Middle School	Middle	6-8	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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