

Single Family Residence

**RESIDENTIAL**

# 1446 SAWMILL XING

ROUND ROCK, TX 78665

**\$522,287** TopHap Estimate · \$186 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**2,810 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2021**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$522K**

\$487K low

\$558K high

Est. Owner Equity

**\$522,287**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,652 (2025) |
| Assessed Value        | \$578,807       |
| Previous Assessed     | \$578,807       |
| Assessor Market Value | \$578,807       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Lot (acres)   | 0.18                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |

Porch · 381 ft²

## CLIMATE RISK

1  
FLOOD

50  
WILDFIRE

100  
HEAT

49  
STORM

46  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE | \$/FT² | LOAN |
|--------------|-----------|-----------------------|-------|--------|------|
| Oct 27, 2022 | Financing | Special Warranty Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Double File Trail Elementary School | Elementary | PK–5   | 0.4 mi   |
| Stony Point High School             | High       | 9–12   | 1.2 mi   |
| Hernandez Middle School             | Middle     | 6–8    | 1.5 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> |
|-----------|-----------------------|