

Single Family Residence **RESIDENTIAL**

# 2807 RUSTIC HILLS DR

ROUND ROCK, TX 78665

**\$424,149** TopHap Estimate · \$257 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**4**

BEDS

**3**

BATHS

**1,652 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2021**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$424K**

\$399K low

\$450K high

Est. Owner Equity

**\$99,309**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,827 (2025) |
| Assessed Value        | \$389,621      |
| Previous Assessed     | \$389,621      |
| Assessor Market Value | \$389,621      |

## PROPERTY FACTS

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

Porch · 223 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|-------------|-----------|--------------|-------|--------|--------|
| Oct 6, 2022 | Financing | Venders Lien |       |        | \$325K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|