

Single Family Residence **RESIDENTIAL**

## 217 ROCKY RIVER RD

GEORGETOWN, TX 78628

**\$539,625** TopHap Estimate · \$172 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**3,137 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2022**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$540K**

\$504K low

\$575K high

Est. Owner Equity

**\$0**

Loan-to-Value

**105%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,056 (2025) |
| Assessed Value        | \$552,421       |
| Previous Assessed     | \$552,421       |
| Assessor Market Value | \$552,421       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Lot (acres)   | 0.19                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |

Porch · 207 ft²

## CLIMATE RISK

56  
FLOOD

66  
WILDFIRE

100  
HEAT

46  
STORM

46  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Jun 26, 2023 | Financing | Venders Lien |       |        | \$589K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Santa Rita Middle School | Middle     | 6–8    | 3.0 mi   |
| Bar W Elementary School  | Elementary | PK–5   | 3.5 mi   |
| Liberty Hill High School | High       | 9–12   | 10.6 mi  |

District: Liberty Hill 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 78628

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>50,427</b><br>POPULATION | <b>\$119K</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> |
|-----------|-----------------------|