

Single Family Residence **RESIDENTIAL**

# 1009 RANIER CV

ROUND ROCK, TX 78665

**\$397,370** TopHap Estimate · \$160 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BATHS

**2,482 ft<sup>2</sup>**

LIVING AREA

**0.31 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$397K**

\$380K low

\$415K high

Est. Owner Equity

**\$174,973**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,005 (2025) |
| Assessed Value        | \$399,635      |
| Previous Assessed     | \$399,635      |
| Assessor Market Value | \$399,635      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | No                         |

Porch · 193 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Jun 1, 2015  | Financing         | Warranty Deed        |           |        | \$222K |
| Aug 8, 2013  | Recorded document | Warranty Deed        |           |        |        |
| Dec 13, 2012 | Financing         | Intrafamily Transfer |           |        | \$149K |
| Sep 6, 2007  | Financing         | Grant Deed           |           |        | \$148K |
| Apr 6, 2007  | Recorded document | Warranty Deed        |           |        |        |
| Apr 3, 2007  | Non-arms-length   | Trustees Deed        | \$185,506 | \$75   |        |
| May 16, 2006 | Quitclaim         | Quit Claim Transfer  |           |        | \$180K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Double File Trail Elementary School | Elementary | PK–5   | 0.2 mi   |
| Stony Point High School             | High       | 9–12   | 1.0 mi   |
| Hernandez Middle School             | Middle     | 6–8    | 1.3 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> |
|-----------|-----------------------|