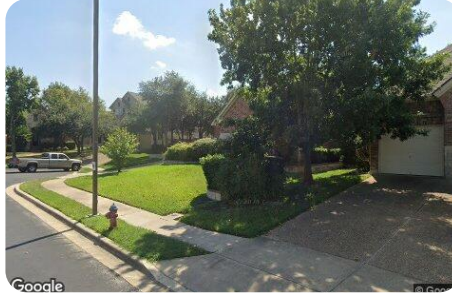


Single Family Residence **RESIDENTIAL**

# 1409 RIVER FOREST DR

ROUND ROCK, TX 78665

**\$710,429** TopHap Estimate · \$182 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BATHS

**3,900 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$710K**

\$683K low

\$738K high

Est. Owner Equity

**\$409,429**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,502 (2025) |
| Assessed Value        | \$737,362      |
| Previous Assessed     | \$725,451      |
| Assessor Market Value | \$737,362      |

## PROPERTY FACTS

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

Porch · 159 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Feb 19, 2016 | Financing | Warranty Deed |       |        | \$301K |
| Aug 30, 2007 | Financing | Venders Lien  |       |        | \$296K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Blackland Prairie Elementary School | Elementary | KG–5   | 0.5 mi   |
| Ridgeview Middle School             | Middle     | 6–8    | 0.5 mi   |
| Cedar Ridge High School             | High       | 9–12   | 1.6 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-<br>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> |
|-----------|-----------------------|