

Single Family Residence **RESIDENTIAL**

# 2785 LAKE FOREST DR

ROUND ROCK, TX 78665

**\$688,056** TopHap Estimate · \$213 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**5**

BATHS

**3,228 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$688K**

\$647K low

\$729K high

Est. Owner Equity

**\$436,556**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,688 (2025) |
| Assessed Value        | \$650,465       |
| Previous Assessed     | \$650,465       |
| Assessor Market Value | \$650,465       |

## PROPERTY FACTS

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

Porch · 303 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Aug 18, 2020 | Financing         | Venders Lien  |           |        | \$252K |
| Oct 6, 2006  | Recorded document | Warranty Deed |           |        |        |
| Nov 23, 2004 | Resale            | Grant Deed    | \$298,000 | \$92   | \$238K |
| Jun 2, 2004  | Financing         | Grant Deed    |           |        | \$70M  |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Blackland Prairie Elementary School | Elementary | KG–5   | 0.2 mi   |
| Ridgeview Middle School             | Middle     | 6–8    | 0.3 mi   |
| Cedar Ridge High School             | High       | 9–12   | 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>Absentee owner</b> |
|-----------|-----------------------|