

Single Family Residence

RESIDENTIAL

1606 BRUSHY BEND DR

ROUND ROCK, TX 78681

\$803,752 TopHap Estimate · \$251 / ft² · confidence 92 · as of Jun 23, 2026



2

BATHS

3,196 ft²

LIVING AREA

0.81 ac

LOT SIZE

1975

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$804K

\$739K low

\$868K high

Est. Owner Equity

\$152,552

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$10,063 (2025)
Assessed Value	\$784,476
Previous Assessed	\$784,476
Assessor Market Value	\$784,476

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.81
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

Porch · 663 ft²

CLIMATE RISK

94
FLOOD

51
WILDFIRE

99
HEAT

48
STORM

46
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 30, 2007	Financing	Venders Lien			\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brushy Creek Elementary School	Elementary	PK–5	1.1 mi
Cedar Valley Middle School	Middle	6–8	2.4 mi
Round Rock High School	High	9–12	3.2 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 78681

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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