

Single Family Residence **RESIDENTIAL**

# 1223 PINE FOREST CIR

ROUND ROCK, TX 78665

**\$809,000** TopHap Estimate · \$217 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BATHS

**3,733 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$809K**

\$778K low

\$840K high

Est. Owner Equity

**\$809,000**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,037 (2025) |
| Assessed Value        | \$697,148      |
| Previous Assessed     | \$697,148      |
| Assessor Market Value | \$697,148      |

## PROPERTY FACTS

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

Porch · 157 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| Jun 30, 2016 | Recorded document | Warranty Deed |       |        |        |
| Jun 30, 2016 | Financing         | Grant Deed    |       |        | \$335K |
| Jan 27, 2009 | Financing         | Warranty Deed |       |        | \$288K |
| Sep 28, 2006 | Financing         | Grant Deed    |       |        | \$270K |
| Apr 26, 2005 | Recorded document | Grant Deed    |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Ridgeview Middle School             | Middle     | 6–8    | 0.4 mi   |
| Blackland Prairie Elementary School | Elementary | KG–5   | 0.5 mi   |
| Cedar Ridge High School             | High       | 9–12   | 1.4 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> |
|-----------|-----------------------|