

Single Family Residence **RESIDENTIAL**

# 1325 PINE FOREST CIR

ROUND ROCK, TX 78665

**\$859,875** TopHap Estimate · \$195 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BATHS

**4,406 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$860K**

\$832K low

\$887K high

Est. Owner Equity

**\$410,455**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,773 (2025) |
| Assessed Value        | \$856,721       |
| Previous Assessed     | \$856,721       |
| Assessor Market Value | \$856,721       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | Yes                        |

Patio · 450 ft<sup>2</sup>

Porch · 305 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Jan 9, 2014  | Quitclaim | Quit Claim Transfer |       |                    | \$296K |
| May 31, 2006 | Financing | Venders Lien        |       |                    | \$307K |
| Oct 24, 2005 | Financing | Grant Deed          |       |                    | \$318K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Ridgeview Middle School             | Middle     | 6–8    | 0.4 mi   |
| Blackland Prairie Elementary School | Elementary | KG–5   | 0.4 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>50</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>68,564</div> <div>POPULATION</div> | <div>\$113K</div> <div>MEDIAN IN-COME</div> | <div>67°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|