

Single Family Residence **RESIDENTIAL**

# 9 BLUFF VW

ROUND ROCK, TX 78664

**\$732,257** TopHap Estimate · \$216 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BATHS

**3,391 ft<sup>2</sup>**

LIVING AREA

**0.51 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$732K**

\$708K low

\$757K high

Last Sale

**\$295,000 · Jul 1, 2005**

Est. Owner Equity

**\$396,257**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,156 (2025) |
| Assessed Value        | \$756,175      |
| Previous Assessed     | \$680,884      |
| Assessor Market Value | \$756,175      |

## PROPERTY FACTS

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

Patio · 216 ft²

Porch · 125 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 29, 2005 | Resale | Warranty Deed | \$295,000 | \$87   | \$236K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Forest Creek Elementary School | Elementary | KG–5   | 1.1 mi   |
| Ridgeview Middle School        | Middle     | 6–8    | 2.0 mi   |
| Cedar Ridge High School        | High       | 9–12   | 3.0 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 78664

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>87</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>72,016</div> <div>POPULATION</div> | <div>\$88K</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 |
|-----------|----------------|