

Single Family Residence **RESIDENTIAL**

# 1606 WINDRIFT WAY

ROUND ROCK, TX 78664

**\$306,364** TopHap Estimate · \$270 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BATHS

**1,135 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1984**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$306K**

\$294K low

\$319K high

Est. Owner Equity

**\$90,364**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,299 (2025) |
| Assessed Value        | \$326,750      |
| Previous Assessed     | \$326,142      |
| Assessor Market Value | \$326,750      |

## PROPERTY FACTS

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

Porch · 379 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Jun 16, 2016 | Financing | Warranty Deed |       |        | \$179K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Voigt Elementary School   | Elementary | PK–5   | 1.0 mi   |
| Cedar Ridge High School   | High       | 9–12   | 1.3 mi   |
| C.D. Fulkes Middle School | Middle     | 6–8    | 1.9 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>72,016</b><br>POPULATION | <b>\$88K</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 | Owner occupied |
|-----------|----------------|