

Single Family Residence **RESIDENTIAL**

# 1612 BALSAM WAY

ROUND ROCK, TX 78665

**\$350,635** TopHap Estimate · \$135 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BATHS

**2,599 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$351K**

\$336K low

\$366K high

Est. Owner Equity

**\$135,435**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,418 (2025) |
| Assessed Value        | \$393,345      |
| Previous Assessed     | \$393,345      |
| Assessor Market Value | \$393,345      |

## PROPERTY FACTS

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

Porch · 162 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE | \$/FT² | LOAN |
|--------------|-----------|------------------------|-------|--------|------|
| Feb 24, 2021 | Financing | Transfer On Death Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Double File Trail Elementary School | Elementary | PK-5   | 0.6 mi   |
| Stony Point High School             | High       | 9-12   | 0.9 mi   |
| Hernandez Middle School             | Middle     | 6-8    | 1.1 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 |
|-----------|----------------|