

Single Family Residence **RESIDENTIAL**

1804 BRUSHY BEND DR

ROUND ROCK, TX 78681

\$995,000 TopHap Estimate · \$354 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,810 ft²

LIVING AREA

1.01 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$995K

\$948K low

\$1M high

Last Sale

\$841,077 · Jul 13, 2026

Est. Owner Equity

\$613,650

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$13,733 (2025)
Assessed Value	\$993,975
Previous Assessed	\$903,614
Assessor Market Value	\$1,209,910

PROPERTY FACTS

Property Type	Single Family Residence
County	WILLIAMSON
Lot (acres)	1.01
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 112 ft²

Porch · 391 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 13, 2026	Resale	Deed	\$841,077	\$299	\$833K
Feb 4, 2019	Quitclaim	Quit Claim Transfer			
Feb 1, 2011	Financing	Warranty Deed			\$408K
May 21, 2009	Financing	Venders Lien			\$379K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brushy Creek Elementary School	Elementary	PK–5	1.3 mi
Cedar Valley Middle School	Middle	6–8	2.6 mi
Round Rock High School	High	9–12	3.3 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 78681

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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