

Single Family Residence **RESIDENTIAL**

# 901 FOREST CANYON DR

ROUND ROCK, TX 78665

**\$785,116** TopHap Estimate · \$227 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



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**3**

BATHS

**3,458 ft<sup>2</sup>**

LIVING AREA

**0.47 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$785K**

\$749K low

\$822K high

Est. Owner Equity

**\$273,116**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,975 (2025) |
| Assessed Value        | \$817,234       |
| Previous Assessed     | \$807,784       |
| Assessor Market Value | \$817,234       |

## PROPERTY FACTS

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

Patio · 179 ft²

Porch · 526 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Sep 26, 2012 | Financing | Venders Lien  |       |        | \$352K |
| May 21, 2009 | Financing | Warranty Deed |       |        | \$370K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Ridgeview Middle School             | Middle     | 6–8    | 0.7 mi   |
| Blackland Prairie Elementary School | Elementary | KG–5   | 0.8 mi   |
| Cedar Ridge High School             | High       | 9–12   | 1.6 mi   |

District: Round Rock Independent School District



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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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>68,564</b><br>POPULATION | <b>\$113K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|