

Single Family Residence

RESIDENTIAL

806 BLUE SPRING CIR

ROUND ROCK, TX 78681

\$546,701 TopHap Estimate · \$213 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,571 ft²

LIVING AREA

0.27 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$547K

\$514K low

\$579K high

Est. Owner Equity

\$410,376

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$7,897 (2025)
Assessed Value	\$551,429
Previous Assessed	\$551,429
Assessor Market Value	\$551,429

PROPERTY FACTS

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

Porch · 204 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 7, 2022	Financing	Intrafamily Transfer			
Jul 7, 2022	Financing	Intrafamily Transfer			
Oct 30, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Round Rock High School	High	9–12	0.6 mi
Fern Bluff Elementary School	Elementary	PK–5	0.9 mi
Chisholm Trail Middle School	Middle	6–8	0.9 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 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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