

Single Family Residence

RESIDENTIAL

812 BLUE SPRING CIR

ROUND ROCK, TX 78681

\$474,091 TopHap Estimate · \$236 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

2,007 ft²

LIVING AREA

0.26 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$474K

\$431K low

\$517K high

Est. Owner Equity

\$280,426

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$6,566 (2025)
Assessed Value	\$485,998
Previous Assessed	\$468,359
Assessor Market Value	\$485,998

PROPERTY FACTS

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

Patio · 32 ft²

Porch · 174 ft²

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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