

Single Family Residence **RESIDENTIAL**

1318 RIVER FOREST DR

ROUND ROCK, TX 78665

\$709,689 TopHap Estimate · \$198 / ft² · confidence 95 · as of Jul 14, 2026



4

BATHS

3,576 ft²

LIVING AREA

0.37 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$710K

\$674K low

\$746K high

Est. Owner Equity

\$317,689

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$11,418 (2025)
Assessed Value	\$700,948
Previous Assessed	\$700,948
Assessor Market Value	\$700,948

PROPERTY FACTS

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

Patio · 413 ft²

Porch · 113 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 14, 2016	Financing	Venders Lien			\$399K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blackland Prairie Elementary School	Elementary	KG–5	0.7 mi
Ridgeview Middle School	Middle	6–8	0.7 mi
Cedar Ridge High School	High	9–12	1.7 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

50 CRIME INDEX	86 AIR POLLUTION	68,564 POPULATION	\$113K 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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