

Single Family Residence **RESIDENTIAL**

823 BLUE SPRING CIR

ROUND ROCK, TX 78681

\$639,360 TopHap Estimate · \$216 / ft² · confidence 95 · as of Jul 14, 2026



2,961 ft²
LIVING AREA

0.25 ac
LOT SIZE

1992
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$639K

\$604K low

\$674K high

Est. Owner Equity

\$289,226

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$9,591 (2025)
Assessed Value	\$615,000
Previous Assessed	\$615,000
Assessor Market Value	\$615,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Pool	Yes

Patio · 168 ft²

Pool house

Porch · 33 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Round Rock High School	High	9–12	0.6 mi
Fern Bluff Elementary School	Elementary	PK–5	0.8 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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