

Single Family Residence **RESIDENTIAL**

# 1105 SPRING BREEZE CV

ROUND ROCK, TX 78664

**\$393,280** TopHap Estimate · \$216 / ft<sup>2</sup> · confidence 94 · as of Jun 25, 2026



**2**

BATHS

**1,819 ft<sup>2</sup>**

LIVING AREA

**0.35 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$393K**

\$370K low

\$417K high

Last Sale

**\$303,240 · Jan 20, 2022**

Est. Owner Equity

**\$165,280**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,749 (2025) |
| Assessed Value        | \$430,656      |
| Previous Assessed     | \$434,024      |
| Assessor Market Value | \$430,656      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILLIAMSON              |
| Lot (acres)   | 0.35                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Patio · 336 ft²

Porch · 320 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Jan 14, 2022 | Financing         | Venders Lien  |           |        | \$228K |
| May 29, 2014 | Financing         | Warranty Deed |           |        | \$176K |
| May 13, 2013 | Financing         | Warranty Deed |           |        | \$144K |
| Jan 31, 2013 | Recorded document | Grant Deed    |           |        |        |
| Nov 6, 2012  | Non-arms-length   | Trustees Deed | \$113,850 | \$63   |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Hernandez Middle School      | Middle     | 6–8    | 0.2 mi   |
| Stony Point High School      | High       | 9–12   | 0.4 mi   |
| Union Hill Elementary School | Elementary | PK–5   | 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 78664

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>72,016</b><br>POPULATION | <b>\$88K</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>Absentee owner</b> |
|-----------|-----------------------|