

Single Family Residence **RESIDENTIAL**

# 1601 BREEZY CT

ROUND ROCK, TX 78664

**\$275,000** TopHap Estimate · \$235 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BATHS

**1,168 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**2000**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$275K**

\$252K low

\$298K high

Last Sale

**\$281,068 · Jul 27, 2026**

Est. Owner Equity

**\$0**

Loan-to-Value

**101%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,177 (2025) |
| Assessed Value        | \$305,174      |
| Previous Assessed     | \$299,258      |
| Assessor Market Value | \$305,174      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILLIAMSON              |
| Lot (acres)   | 0.22                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Porch · 24 ft²

## CLIMATE RISK

**53**  
FLOOD

**33**  
WILDFIRE

**99**  
HEAT

**46**  
STORM

**46**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|--------------|-----------|--------|--------|
| Jul 14, 2026 | Resale    | Deed         | \$281,068 | \$241  | \$278K |
| Aug 27, 2021 | Financing | Venders Lien |           |        | \$278K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Callison Elementary School | Elementary | PK–5   | 0.6 mi   |
| Cedar Ridge High School    | High       | 9–12   | 1.2 mi   |
| C.D. Fulkes Middle School  | Middle     | 6–8    | 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>87</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>72,016</div> <div>POPULATION</div> | <div>\$88K</div> <div>MEDIAN IN-COME</div> | <div>67°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|