

Single Family Residence **RESIDENTIAL**

# 1309 RIVER FOREST DR

ROUND ROCK, TX 78665

**\$742,311** TopHap Estimate · \$186 / ft² · confidence 92 · as of Jul 14, 2026



**4.5**

BATHS

**3,998 ft²**

LIVING AREA

**0.28 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$742K**

\$680K low

\$805K high

Last Sale

**\$475,000 · Aug 16, 2017**

Est. Owner Equity

**\$112,426**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,006 (2024) |
| Assessed Value        | \$809,744       |
| Previous Assessed     | \$736,131       |
| Assessor Market Value | \$814,546       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILLIAMSON              |
| Lot (acres)   | 0.28                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Patio · 500 ft²

Porch · 160 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Oct 1, 2019  | Financing | Trustees Deed |       |        | \$83K  |
| Aug 15, 2017 | Financing | Warranty Deed |       |        | \$380K |
| Jul 21, 2011 | Financing | Warranty Deed |       |        | \$200K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Blackland Prairie Elementary School | Elementary | KG–5   | 0.6 mi   |
| Ridgeview Middle School             | Middle     | 6–8    | 0.6 mi   |
| Cedar Ridge High School             | High       | 9–12   | 1.6 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>68,564</b><br>POPULATION | <b>\$113K</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>Owner occupied</b> |
|-----------|-----------------------|