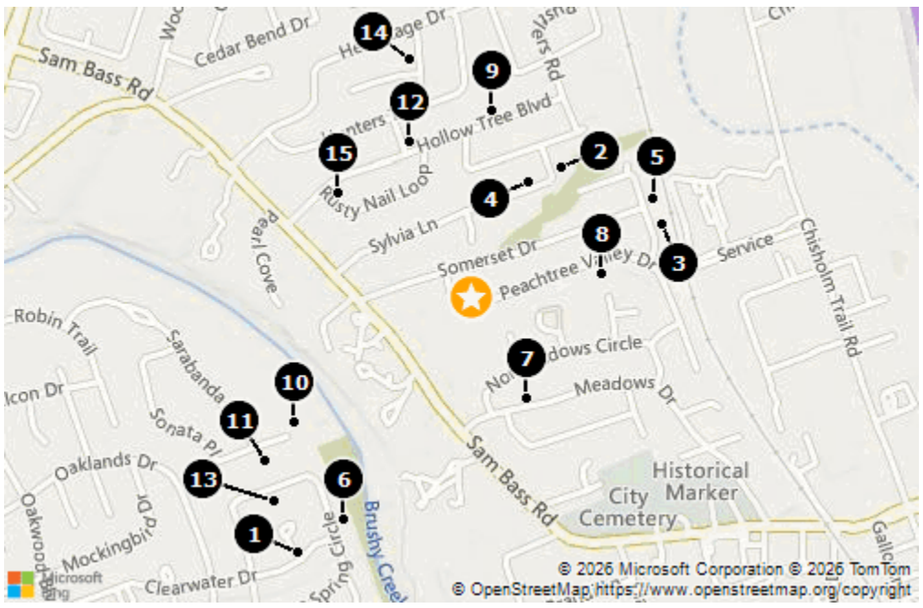
ICE SiteX Report

OrderID: 98722721

SiteX Property Information Report



Subject Property Location

1626 PEACHTREE VALLEY DR, ROUND ROCK, TX 78681-1939

County:	**WILLIAMSON TX**	Census Tract:	484910206.023014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R-16-5308-000A-0053	Thomas Bros Pg-Grid:	

Valuation

Value:	**$329,000**	FSD:	18	Common Confidence Score:	41
Value Range:	$269,780 - $388,220	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CAD CRR GWI J01
Assd Land Value:	$72,000	Market Land Value:	$72,000	Tax Year:	2026
Assd Improvement:	$199,351	Market Improvment Value:	$199,351	Total Taxable Value:	$5,556
Total Assessed Value:	$271,351	Total Assessor Market Value:	$271,351	Delinquent Year:	
				Tax Account ID:	R092645
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 53 Block: A Subdivision: SOMERSET Map Ref: MAP: 3-5117

Abbreviated Description:	SOMERSET, BLOCK A, LOT 53
City/Muni/Twp:	ROUND ROCK CITY

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1344 SF	Baths:	2	Fireplace:	Yes
Year Built:	1985	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/21/2025	Sales Price:	$166,870
Document #:	2025028914 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/27/2023	Loan Amount:	N/A
Document #:	2023089656 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2063	Type Finance:	

Legal Description:

Lot: 53 Block: A Subdivision: SOMERSET

Mortgage Record

Recording Date:	07/20/2022	Loan Amount:	N/A
Document #:	2022086413 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:

Lot: 53 Block: A Subdivision: SOMERSET

Prior Transfer

Recording Date:	06/10/2022	Sales Price:	$166,870

ICE SiteX Report

OrderID: 98722721

Document #:	2022071611 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/03/2020	Sales Price:	N/A
Document #:	2020034143 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/11/2019	Sales Price:	N/A
Document #:	2019010547 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/31/2018	Sales Price:	N/A
Document #:	2018114468 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/26/2018		
Document Type:			
Legal Description:			

Lot: 53 Block: A Subdivision: SOMERSET Map Ref: CAB F SL 251

Prior Transfer

Recording Date:	12/26/2018	Sales Price:	N/A
Document #:	2018114468 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 53 Block: A Subdivision: SOMERSET Map Ref: MAP: 3-5117
Abbreviated Description: SOMERSET, BLOCK A, LOT 53
City/Muni/Twp: ROUND ROCK CITY

Mortgage Record

Recording Date:	07/26/2018	Loan Amount:	N/A
Document #:	2018065848 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2033	Type Finance:	
Legal Description:			

Lot: 53 Block: A Subdivision: SOMERSET

Area Sales Analysis

Total Area Sales	$150,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,866 SF	Median Year Built	1990
Price Range - 2 Yrs	to $150,000	Age Range	1 years to 49 years
Median Value		Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**901 ROCK SPRING CV** **ROUND ROCK, TX 78681-4045**	09/15/2026			2719	//2	1990	SF	
		APN: R-16-4821-000D-0012 Document #: 2026077927 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: D Section: 1B Subdivision: THE OAKLANDS MapRef: CAB G SL 173-175 Abbreviated Description: Lot:12 Block:D Section:1B Subdivision:THE OAKLANDS Map Ref:CAB G SL 173-175								
2	.23Mi.	**1405 SYLVIA LN** **ROUND ROCK, TX 78681-1941**	07/08/2026			2073	//2	1993	SF	
		APN: R-16-5309-000B-0009 Document #: 2026056884 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9&10 Block: B Subdivision: SOMERSET II Abbreviated Description: Lot:9&10 Block:B Subdivision:SOMERSET II								
3	.28Mi.	**1604 TARON DR** **ROUND ROCK, TX 78681-1945**	05/29/2026	$150,000	$135	1106	//2	1985	SF	
		APN: R-16-5308-000C-0008 Document #: 2026044396 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: C Subdivision: SOMERSET MapRef: CAB F SL 251 Abbreviated Description: Lot:8 Block:C Subdivision:SOMERSET Map Ref:CAB F SL 251								
4	.19Mi.	**1504 SYLVIA LN** **ROUND ROCK, TX 78681-1986**	05/08/2026			1866	//2	1995	SF	
		APN: R-16-5309-000A-0032 Document #: 2026037603 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: A Subdivision: SOMERSET II MapRef: CAB H SL 160 Abbreviated Description: Lot:32 Block:A Subdivision:SOMERSET II Map Ref:CAB H SL 160								
5	.29Mi.	**1700 TARON DR** **ROUND ROCK, TX 78681-1995**	02/06/2026			947	//2	1995	SF	
		APN: R-16-5309-000B-0001 Document #: 2026009833 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: B Subdivision: SOMERSET II MapRef: CAB H SL 160 Abbreviated Description: Lot:1 Block:B Subdivision:SOMERSET II Map Ref:CAB H SL 160								
6	.36Mi.	**944 BLUE SPRING CIR** **ROUND ROCK, TX 78681-4043**	12/22/2025			2763	//2	1987	SF	
		APN: R-16-4821-000H-0080 Document #: 2025101389 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 80 Block: H Subdivision: THE OAKLANDS SECTION 1B MapRef: CAB G SL 173 Abbreviated Description: Lot:80 Block:H Subdivision:THE OAKLANDS SECTION 1B Map Ref:CAB G SL 173

7	.16Mi.	**1504 MEADOWS DR** **ROUND ROCK, TX 78681-2820**	11/13/2025	1188	//2	1977	SF

APN: R-16-4930-000C-0019 Document #: 2025090150
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: C Subdivision: OLD TOWN MEADOWS MapRef: CAB B SL 388 Abbreviated Description: Lot:19 Block:C Subdivision:OLD TOWN MEADOWS Map Ref:CAB B SL 388

8	.18Mi.	**1407 PEACHTREE VALLEY DR** **ROUND ROCK, TX 78681-2864**	10/29/2025	1100	//2	1985	SF

APN: R-16-5308-000B-0023 Document #: 2025085759
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: B Subdivision: SOMERSET MapRef: CAB F SL 251&252 Abbreviated Description: Lot:23 Block:B Subdivision:SOMERSET Map Ref:CAB F SL 251&252

9	.26Mi.	**1504 HOLLOW TREE BLVD** **ROUND ROCK, TX 78681-1964**	10/01/2025	1379	/4/2	1988	6,926 SF

APN: R-16-5239-000F-0038 Document #: 2025077821
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 38 Block: F Subdivision: SAM BASS TRAILS MapRef: CAB I SL 260 Abbreviated Description: Lot:38 Block:F Subdivision:SAM BASS TRAILS Map Ref:CAB I SL 260

10	.3Mi.	**1221 SONATA PL** **ROUND ROCK, TX 78681-2638**	08/29/2025	2232	/4/3	2025	SF

APN: R-16-9580-000F-0002 Document #: 2025068621
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: F Subdivision: SAULS RANCH EAST MapRef: FILE 2023066851 Abbreviated Description: Lot:2 Block:F Subdivision:SAULS RANCH EAST Map Ref:FILE 2023066851City/Muni/Twp:ROUND ROCK City/Muni/Twp: ROUND ROCK

11	.37Mi.	**1200 SONATA PL** **ROUND ROCK, TX 78681-2638**	08/22/2025	3474	/4/3	2025	SF

APN: R-16-9580-000F-0010 Document #: 2025066174
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: F Subdivision: SAULS RANCH EAST MapRef: FILE 2023066851 Abbreviated Description: Lot:10 Block:F Subdivision:SAULS RANCH EAST Map Ref:FILE 2023066851

12	.23Mi.	**1702 HOLLOW TREE BLVD** **ROUND ROCK, TX 78681-1966**	08/18/2025	1865	/4/2	2020	7,013 SF

APN: R-16-5239-000F-0046 Document #: 2025064515
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 46 Block: F Subdivision: SAM BASS TRAILS MapRef: CAB I SL 260 Abbreviated Description: Lot:46 Block:F Subdivision:SAM BASS TRAILS Map Ref:CAB I SL 260

13	.4Mi.	**927 BLUE SPRING CIR** **ROUND ROCK, TX 78681-4042**	08/15/2025	2247	//2	1986	SF

APN: R-16-4821-000D-0004 Document #: 2025064072
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: D Section: 1B Subdivision: THE OAKLANDS MapRef: CAB G SL 173 Abbreviated Description: Lot:4 Block:D Section:1B Subdivision:THE OAKLANDS Map Ref:CAB G SL 173

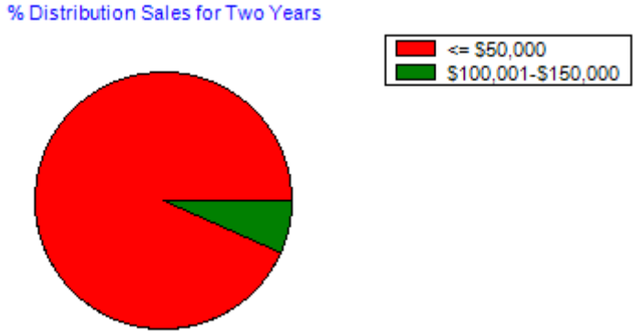
14	.34Mi.	**1808 FAWN RIDGE TRL** **ROUND ROCK, TX 78681-1949**	08/12/2025	1702	//2	1984	SF

APN: R-16-4025-000B-0015 Document #: 2025062960
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: B Subdivision: THE HERMITAGE MapRef: CAB D SL 118 Abbreviated Description: Lot:15 Block:B Subdivision:THE HERMITAGE Map Ref:CAB D SL 118City/Muni/Twp:ROUND ROCK City/Muni/Twp: ROUND ROCK

15	.24Mi.	**1905 HOLLOW TREE BLVD** **ROUND ROCK, TX 78681-2867**	08/12/2025	2184	//2	1993	SF

APN: R-16-5239-000J-0001 Document #: 2025062703
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: J Subdivision: SAM BASS TRAILS MapRef: CAB I SL 260 Abbreviated Description: Lot:1 Block:J Subdivision:SAM BASS TRAILS Map Ref:CAB I SL 260

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1626 PEACHTREE VALLEY DR**	**12/26/2018**	$271,351	$271,351	1,344	//2	1985		
.01Mi.	**1624 PEACHTREE VALLEY DR**	**11/01/1985**	$252,065	$252,065	1,202	//2	1985		
.02Mi.	**1622 PEACHTREE VALLEY DR**	**08/10/2017**	$296,406	$296,406	1,410	//2	1985		
.03Mi.	**1625 PEACHTREE VALLEY DR**	**12/29/2020**	$288,297	$288,297	1,313	//2	1985		
.03Mi.	**1627 PEACHTREE VALLEY DR**	**12/04/2023**	$282,241	$282,241	1,188	//2	1985		
.03Mi.	**1620 PEACHTREE VALLEY DR**	**09/06/2006**	$271,384	$271,384	1,344	//2	1985		
.03Mi.	**1629 PEACHTREE VALLEY DR**	**01/27/2024**	$353,295	$353,295	1,614	//2	1985		Yes
.03Mi.	**1623 PEACHTREE VALLEY DR**	**05/14/2026**	$340,225	$340,225	1,520	//2	1985		
.04Mi.	**1621 PEACHTREE VALLEY DR**	**02/13/2020**	$265,184	$265,184	1,282	//2	1985		
.04Mi.	**1618 PEACHTREE VALLEY DR**	**05/05/2021**	$275,100	$275,100	1,040	/3/2	1987		
.04Mi.	**1619 PEACHTREE VALLEY DR**	**04/13/2006**	$289,113	$289,113	1,564	//2	1985		
.05Mi.	**1701 SOMERSET DR**	**07/21/2025**	$242,978	$242,978	1,010	//2	1985		
.05Mi.	**1616 PEACHTREE VALLEY DR**	**10/20/2023**	$263,027	$263,027	1,254	//2	1985		
.05Mi.	**1617 PEACHTREE VALLEY DR**	**11/07/2022**	$269,531	$269,531	1,313	//2	1985		
.05Mi.	**1615 SOMERSET DR**	**05/22/2007**	$280,184	$280,184	1,407	//2	1985		
.05Mi.	**1406 LARCHWOOD CV**	**09/06/2022**	$279,493	$279,493	1,340	//2	1978		

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	37.7 years old	Households:	23,347
Median Household Income:	$123,850	Households w/Family:	76%
Household Income Per Capita:	$49,144	Households w/Family Married:	63%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	42%

School District

School District Zone:	Round Rock Independent School District	Students:	46,954
Number of Schools:	59	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.16Mi.	**Walsh Middle School** Number of Students: 1,208 Student-Teacher Ratio: 16.21	A+	Public	6 - 8
0.87Mi.	**Round Rock High School** Number of Students: 3,824 Student-Teacher Ratio: 17.93 Advanced Placement: Yes	A	Public	9 - 12
0.73Mi.	**Old Town Elementary School** Number of Students: 587 Student-Teacher Ratio: 12.46	B+	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	65%	NOTABLY LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	68%	NOTABLY LOWER
FORCIBLE ROBBERY	71%	NOTABLY LOWER
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	58%	NOTABLY LOWER
OVERALL	47%	SIGNIFICANTLY LOWER

Disaster Alerts

7/2/2025 - Severe Storm, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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