

real estate reports



Subject Property

2003 Forest Hill Cv
Round Rock
TX 78665
APN: R401026

Prepared For:

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Property Detail

Subject Property : **2003 Forest Hill Cv Round Rock TX 78665**

Owner Information

Owner Name : **Wheeler James / Wheeler Lisa**

Mailing Address : **2003 Forest Hill Cv, Round Rock TX 78665-5613 R037**

Owner Occupied ☒
Indicator :

Location Information

Legal Description : **S7425 - Lake Forest Sec 1, Block F, Lot 45**

County : **Williamson, Tx**

Alternate APN : **164423000F0045**

Census Tract / Block : **207.06 / 2**

Subdivision : **Lake Forest Sec 01**

Legal Lot : **45**

Map Reference : **408-E / RRE**

Legal Block : **F**

School District : **Round Rock Isd**

Market Area : **RRE**

Munic/Township : **Round Rock**

APN : **R401026**

Neighbor Code : **R565601**

Last Market Sale Information

Recording/Sale Date : **01/19/2023 / 01/17/2023**

Deed Type : **Warranty Deed**

Document # : **4747**

Title Company : **Attorney Only**

Seller Name : **Opendoor Property Trust I**

Prior Sale Information

Prior Rec/Sale Date : **05/18/2022 / 05/12/2022**

Prior Deed Type : **Warranty Deed**

Prior Doc Number : **61565**

Property Characteristics

Gross Area : **2,932**

Parking Type : **Garage**

Exterior wall : **Stone/veneer**

Living Area : **2,932**

Garage Area : **480**

Interior Wall : **Drywall**

Bath(F/H) : **2 / 1**

Roof Type : **Hip**

Porch Type : **Open Porch**

Fireplace : **Y / 1**

Foundation : **Slab**

Patio Type : **Deck**

Year Built / Eff : **2001 / 2003**

Heat Type : **Central**

Air Cond : **Central**

of Stories : **1**

Cooling Type : **Central**

Floor Cover : **Carpet**



Property Detail

Property Information

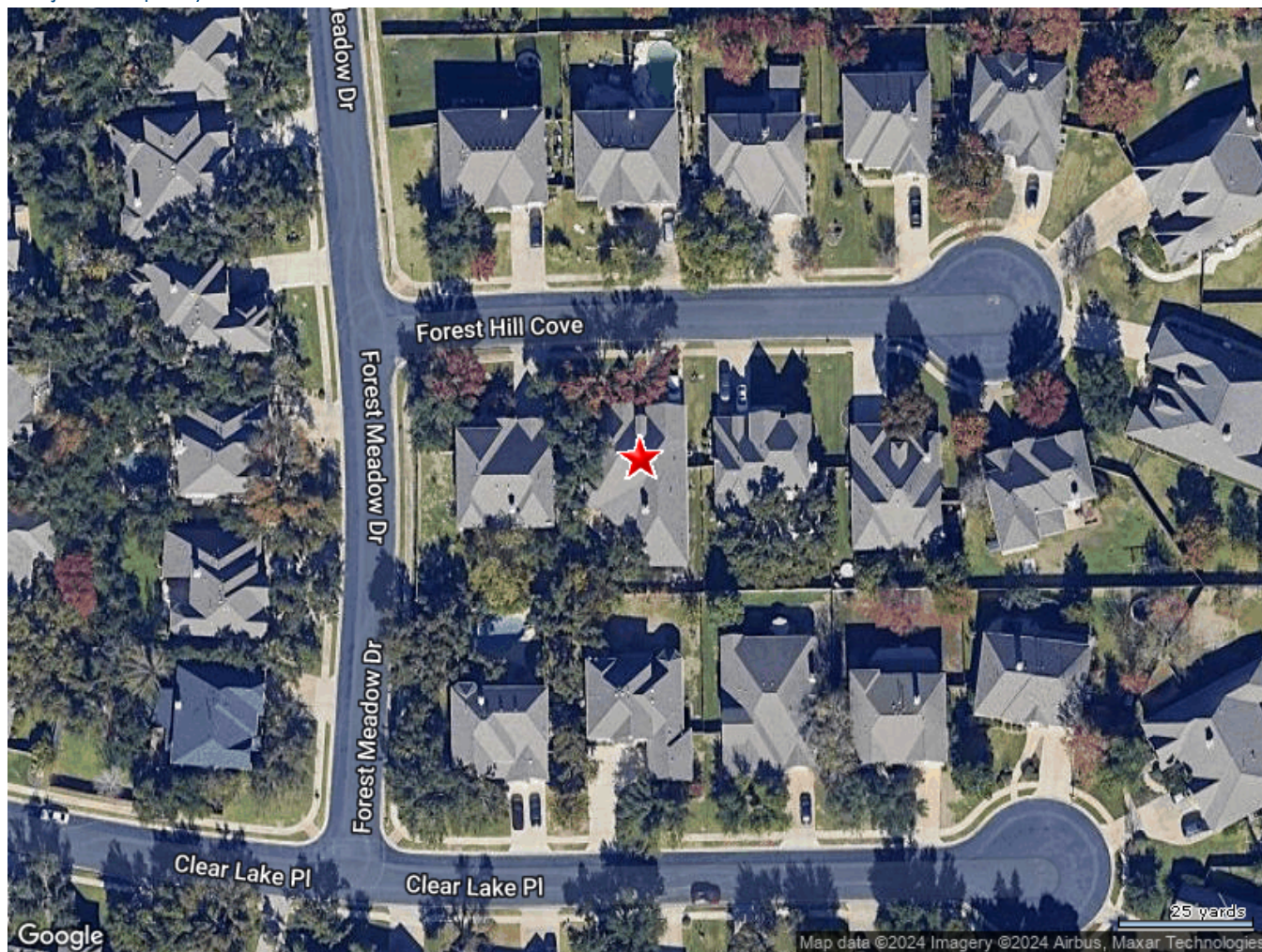
Land Use : Sfr	Lot Acres : 0.20	Water Type : Type Unknown
County Use : Residential Single Family	Lot Size : 8,796	State Use : Residential Single Family
Zoning : SF2		

Tax Information

Total Value : \$596,620	Property Tax : \$10,464.98	WILLIAMSON COUNTY Tax / Rate : \$1,987.44/.33312
Land Value : \$151,000	Tax Rate Area : GWI	AUSTIN COMMUNITY COLLEGE Tax / Rate : \$588.27/.0986
Improvement Value : \$445,620	Market Value : \$596,620	WILLIAMSON COUNTY FM/RD Tax / Rate : \$264.48/.04433
Assessed Year : 2023	Water Tax : W09	ROUND ROCK ISD Tax / Rate : \$5,482.94/.919
Improve % : 75%	CITY OF ROUND ROCK Tax / Rate : \$2,040.44/.342	UPPER BRSHY CR WCID Tax / Rate : \$101.43/.017
Tax Year : 2023		



Subject Property : **2003 Forest Hill Cv Round Rock TX 78665**



Assessor Map

Williamson Central Appraisal District





Public Schools :

Elementary Schools

Blackland Prairie Elementary Distance **0.34 Miles**

2105 Via Sonoma Trl Round Rock TX 78664

Telephone : **(512) 424-8600**

School District : **Round Rock Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **642**

Total Expenditure/Student :

Forest Creek Elementary Distance **0.74 Miles**

3805 Forest Creek Dr Round Rock TX 78664

Telephone : **(512) 464-5350**

School District : **Round Rock Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **623**

Total Expenditure/Student :

Gattis Elementary Distance **1.43 Miles**

2920 Round Rock Ranch Rd Round Rock TX 78664

Telephone : **(512) 428-2000**

School District : **Round Rock Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **559**

Total Expenditure/Student :



Dearing Elementary		Distance 1.49 Miles
4301 Gattis School Rd Round Rock TX 78664		
Telephone :	(512) 594-4500	School District : Pflugerville Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	597	Total Expenditure/Student :

Middle Schools

Ridgeview Middle		Distance 0.46 Miles
2000 Via Sonoma Trl Round Rock TX 78664		
Telephone :	(512) 424-8400	School District : Round Rock Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	1222	Total Expenditure/Student :

High Schools

Cedar Ridge High School		Distance 1.52 Miles
2801 Gattis School Rd Round Rock TX 78664		
Telephone :	(512) 704-0100	School District : Round Rock Independent School District (isd)
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 2752
Total Expenditure/Student :		Advanced Placement : No



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Forest Area Swim Team, Inc.	3720 Gattis School Rd # 8 Round Rock Tx	(512) 848-7778	0.2
Kllr Solutions	1609 Shady Hillside Pass Round Rock Tx	(512) 317-2980	0.37
All Stars Unlimited li, Llc	3810 Gattis School Rd # 1 Round Rock Tx	(512) 310-5822	0.41
Greater Austin Dance Academy Llc	3810 Gattis School Rd # 1 Round Rock Tx	(512) 828-4232	0.41

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Pnc Bank, National Association	3740 Gattis School Rd Round Rock Tx	(512) 421-5911	0.28
Jpmorgan Chase Bank, National Association	19600 N Heatherwilde Blvd Pflugerville Tx	(512) 990-4817	0.89

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Mandarin House	2837 Cool River Loop Round Rock Tx	(512) 837-6361	0.14
Caron Hospitality Llc	1812 Bluffwood Pl Round Rock Tx	(650) 207-0104	0.16
Slapbox Round Rock, Llc	1413 River Forest Dr Round Rock Tx	(512) 428-2900	0.17
Subway Sandwiches	3750 Gattis School Rd Round Rock Tx	(512) 388-0428	0.2

Health Care Services

Name	Address	Telephone	Distance (Miles)
24hr Assistance At Home, Llc	2230 Fernspring Dr Round Rock Tx	(858) 705-3239	0.11
Herman Eye Care, Llc	2243 Fernspring Dr Round Rock Tx	(808) 265-0737	0.11
A B C Medical Center	1700 Red Bud Ln Round Rock Tx	(512) 310-9700	0.14
Ramon Esparza M D Pa	1750 Red Bud Ln Round Rock Tx	(512) 310-9700	0.15



Local Business

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Church Of God (7th Day) - Alpha & Omega, Inc.	2787 Lake Forest Dr Round Rock Tx	(512) 716-0525	0.24
Spt Ministries	3107 Dawn Mesa Ct Round Rock Tx	(512) 731-8342	0.32
Christ Church (pca) Of Georgetown	2012 Solitude Cv Round Rock Tx	(512) 784-5868	0.43
The Church Of Jesus Christ Of Latter-day Saints	3912 Gattis School Rd Round Rock Tx	(512) 252-2177	0.47

Personal Services

Name	Address	Telephone	Distance (Miles)
Nail & Skin Dayspa Inc.	3720 Gattis School Rd # 6 Round Rock Tx	(512) 388-1437	0.21
Divine Faithful Hands Llc	1801 Red Bud Ln Ste B-265 Round Rock Tx	(512) 599-9196	0.26
Kymnasia Body Works	3309 Forest Creek Dr Round Rock Tx	(512) 971-0982	0.58
Mvp Transformation Fitness Llc.	3300 Forest Creek Dr # 40 Round Rock Tx	(571) 331-1225	0.61

Shopping

Name	Address	Telephone	Distance (Miles)
H. E. Butt Grocery Company	3750 Gattis School Rd Round Rock Tx	(512) 341-3775	0.2
Circle K Stores Inc.	2881 Red Bud Ln Round Rock Tx	(512) 310-1022	0.36
Home Storage Center And Bishops' Storehouse	3912 Gattis School Rd # 5 Round Rock Tx	(512) 252-2177	0.47
Convenience Express, Llc	2612 Collingwood Dr Round Rock Tx	(512) 809-4302	0.62



Neighbors

2005 FOREST HILL CV

Distance 0.01 Miles

Owner Name : **Trotter Gary Paul**

Subdivision : **Lake Forest Sec 01**

Sale Date : **01/05/2005**

Recording Date : **01/10/2005**

Total Value : **\$642,300**

Sale Price : **\$276,000**

Bed / Bath : **/ 4**

Property Tax : **\$9,420.48**

Land Use : **Sfr**

Lot Acres : **0.20**

Stories : **2**

Living Area : **3,303**

Yr Blt / Eff Yr Blt : **2001 / 2002**

APN : **R401025**

2001 FOREST HILL CV

Distance 0.01 Miles

Owner Name : **Boling Elvira**

Subdivision : **Lake Forest Sec 01**

Sale Date : **04/23/2015**

Recording Date : **04/29/2015**

Total Value : **\$674,519**

Sale Price : **\$393,063**

Bed / Bath : **/ 4**

Property Tax : **\$10,591.96**

Land Use : **Sfr**

Lot Acres : **0.23**

Stories : **2**

Living Area : **3,972**

Yr Blt / Eff Yr Blt : **2002 / 2003**

APN : **R401027**

2122 CLEAR LAKE PL

Distance 0.02 Miles

Owner Name : **Naeem Mohammad Taha**

Subdivision : **Lake Forest Sec 01**

Sale Date : **10/31/2006**

Recording Date : **11/08/2006**

Total Value : **\$557,269**

Sale Price : **\$276,640**

Bed / Bath : **/ 3**

Property Tax : **\$9,774.75**

Land Use : **Sfr**

Lot Acres : **0.20**

Stories : **2**

Living Area : **2,814**

Yr Blt / Eff Yr Blt : **2002 / 2004**

APN : **R401029**

2124 CLEAR LAKE PL

Distance 0.03 Miles

Owner Name : **Bingham Lauren Marie**

Subdivision : **Lake Forest Sec 01**

Sale Date : **06/30/2022**

Recording Date : **07/05/2022**

Total Value : **\$578,657**

Sale Price : **\$487,500**

Bed / Bath : **/ 3**

Property Tax : **\$10,149.90**

Land Use : **Sfr**

Lot Acres : **0.20**

Stories : **1**

Living Area : **2,974**

Yr Blt / Eff Yr Blt : **2004 / 2006**

APN : **R401030**



2120 CLEAR LAKE PL

Distance 0.03 Miles

Owner Name : **Stevens Douglas T & Nancy
K Of**

Subdivision : **Lake Forest Sec 01**

Sale Date : **04/17/2015**

Recording Date : **04/21/2015**

Total Value : **\$656,449**

Property Tax : **\$10,077.76**

Bed / Bath : **/ 3**

Lot Acres : **0.25**

Land Use : **Sfr**

Living Area : **3,049**

Stories : **2**

APN : **R401028**

Yr Blt / Eff Yr Blt : **2003 / 2004**

2002 FOREST HILL CV

Distance 0.03 Miles

Owner Name : **Van Meurs Sander**

Subdivision : **Lake Forest Sec 01**

Sale Date : **02/12/2021**

Recording Date : **02/22/2021**

Total Value : **\$650,000**

Sale Price : **\$635,000**

Bed / Bath : **/ 3**

Property Tax : **\$11,401.29**

Land Use : **Sfr**

Lot Acres : **0.20**

Stories : **2**

Living Area : **3,923**

Yr Blt / Eff Yr Blt : **2002 / 2003**

APN : **R401017**

2126 CLEAR LAKE PL

Distance 0.04 Miles

Owner Name : **Agarwal Rohit Sarveshwar**

Subdivision : **Lake Forest Sec 01**

Sale Date : **01/26/2023**

Recording Date : **01/30/2023**

Total Value : **\$678,784**

Sale Price : **\$716,625**

Bed / Bath : **/ 3**

Property Tax : **\$11,906.18**

Land Use : **Sfr**

Lot Acres : **0.20**

Stories : **2**

Living Area : **3,366**

Yr Blt / Eff Yr Blt : **2006 / 2007**

APN : **R401031**

2009 FOREST HILL CV

Distance 0.04 Miles

Owner Name : **Scott Roscoe H**

Subdivision : **Lake Forest Sec 01**

Sale Date : **12/13/2000**

Recording Date : **00/00/2000**

Total Value : **\$614,219**

Property Tax : **\$9,387.93**

Bed / Bath : **/ 4**

Lot Acres : **0.22**

Land Use : **Sfr**

Living Area : **3,200**

Stories : **2**

APN : **R401023**

Yr Blt / Eff Yr Blt : **2001 / 2002**



2918 FOREST MEADOW DR

Distance 0.04 Miles

Owner Name : **Millard Mark Randle**

Subdivision : **Lake Forest Sec 01**

Sale Date : **06/10/2021**

Recording Date : **06/14/2021**

Total Value : **\$622,031**

Sale Price : **\$437,500**

Bed / Bath : **/ 3**

Property Tax : **\$10,910.70**

Land Use : **Sfr**

Lot Acres : **0.20**

Stories : **2**

Living Area : **2,689**

Yr Blt / Eff Yr Blt : **2002 / 2003**

APN : **R401058**

2916 FOREST MEADOW DR

Distance 0.05 Miles

Owner Name : **Gonzales Joe Henry**

Subdivision : **Lake Forest Sec 01**

Sale Date : **01/13/2022**

Recording Date : **01/21/2022**

Total Value : **\$650,566**

Sale Price : **\$745,000**

Bed / Bath : **/ 4**

Property Tax : **\$11,411.22**

Land Use : **Sfr**

Lot Acres : **0.21**

Stories : **2**

Living Area : **3,414**

Yr Blt / Eff Yr Blt : **2003 / 2004**

APN : **R401057**



Demographics

Census Tract / block: 207.06 / 2 Year: 2020

Household

Population		Population by Age	
Count:	4,772	0 - 11	
Estimate Current Year:	5,048	12 - 17	
Estimate in 5 Years:	6,322	18 - 24	3.52%
Growth Last 5 Years:	13.47%	25 - 64	50.29%
Growth Last 10 Years:	-222.21%	65 - 74	5.36%
		75+	
Household Size		Household Income	
Current Year:	1,315	0 - \$25,000	2.36%
Average Current Year:	3.63	\$25,000 - \$35,000	0.53%
Estimate in 5 Years:	1,913	\$35,000 - \$50,000	4.11%
Growth Last 5 Years:	16.43%	\$50,000 - \$75,000	4.49%
Growth Last 10 Years:	11.21%	\$75,000 - \$100,000	7.38%
Male Population:	52.58%	Above \$100,000	81.14%
Female Population:	47.42%	Average Household Income:	\$166,331
Married People:	69.46%		
Unmarried People:	30.54%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0.49%	Below \$100,000:	0.98%
\$300 - \$799:	1.47%	\$100,000 - \$150,000:	0.49%
\$800 - \$1,999:	25.96%	\$150,000 - \$200,000:	0%
Over \$2,000:	72.08%	\$200,000 - \$300,000:	13.71%
Median Home Value:	\$442,300	\$300,000 - \$500,000:	48.82%
Unit Occupied Owner:	93.16%	Above \$500,000:	36%
Median Mortgage:	\$1,822		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	6.84%	1999 - 2000	
Median Gross Rent:	\$1,955	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	27.78%	1980 - 1989	2.34%
\$750 - \$999	0%	1970 - 1979	2.27%
\$1000 and Over	72.22%	1900 - 1969	0.88%

Education

Enrollment			
Public Pre-Primary School:	0.16%	Not Enrolled in School:	72.9%
Private Pre-Primary School:	0.72%	Not A High School Graduate:	6.18%
Public School:	22.85%	Graduate Of High School:	7.78%
Private School:	4.25%	Attended Some College:	13.53%
Public College:	1.01%	College Graduate:	40.49%
Private College:	1.53%	Graduate Degree:	32.01%

Workforce

Occupation:			
Manager/Prof:	60.82%	Private Worker:	69.93%
Technical:		Government Worker:	12.25%
Sales:	25.33%	Self Employed Worker:	5.86%
Administrative:		Unpaid Family Worker:	7.75%
Private House Hold:		Farming:	1.99%
Service:	6.92%	Skilled:	
Protective Services:		Blue-Collar:	6.92%
Commute Time			
Less Than 15 Min:	24.88%		
15 min - 28 min:	46.22%		
30 min - 57 min:	26.71%		
Over 60 min:	2.19%		