

Single Family Residence

RESIDENTIAL

8606 SAN GIANO CV

ROUND ROCK, TX 78665

\$398,395 TopHap Estimate · \$185 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,151 ft²

LIVING AREA

2022

YEAR BUILT

VALUATION

\$398K

\$378K low

\$418K high

Est. Owner Equity

\$0

Loan-to-Value

113%

TAX & ASSESSMENT

Property Tax	\$5,338 (2025)
Assessed Value	\$423,905
Previous Assessed	\$423,905
Assessor Market Value	\$423,905

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central

Porch · 112 ft²

CLIMATE RISK

10 FLOOD	50 WILDFIRE	100 HEAT	49 STORM	46 DROUGHT
-------------	----------------	-------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gus Almquist Middle School	Middle	6–8	0.6 mi
Benjamin "Doc" Kerley Elementary School	Elementary	PK–5	0.8 mi
Hutto High School	High	10–12	2.1 mi

District: Hutto 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

50 CRIME INDEX	86 AIR POLLUTION	68,564 POPULATION	\$113K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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