

Single Family Residence **RESIDENTIAL**

8609 SAN GIANO CV

ROUND ROCK, TX 78665

\$345,000 TopHap Estimate · \$252 / ft² · confidence 98 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,367 ft²
LIVING AREA

2022
YEAR BUILT

VALUATION

\$345K

\$336K low

\$354K high

Est. Owner Equity

\$345,000

TAX & ASSESSMENT

Property Tax	\$7,478 (2025)
Assessed Value	\$337,400
Previous Assessed	\$337,400
Assessor Market Value	\$337,400

PROPERTY FACTS

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

Heating	Central
Cooling	Central

Porch · 81 ft²

CLIMATE RISK

10
FLOOD

49
WILDFIRE

100
HEAT

49
STORM

46
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 2, 2024	Financing	Correction Deed			
Mar 22, 2024	Financing	Deed			
Nov 21, 2023	Financing	Venders Lien			\$328K

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

OWNERSHIP

Occupancy	Owner occupied
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