

Single Family Residence **RESIDENTIAL**

8612 TORRITA DR

ROUND ROCK, TX 78665

\$333,895 TopHap Estimate · \$189 / ft² · confidence 96 · as of Jul 14, 2026

2
BEDS

3
BATHS

1,765 ft²
LIVING AREA

2022
YEAR BUILT

VALUATION

\$334K

\$320K low

\$347K high

Est. Owner Equity

\$143,895

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$6,113 (2025)
Assessed Value	\$394,039
Previous Assessed	\$394,039
Assessor Market Value	\$394,039

PROPERTY FACTS

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

Porch · 88 ft²

CLIMATE RISK

10 FLOOD	50 WILDFIRE	100 HEAT	49 STORM	46 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 25, 2024	Financing	Venders Lien			\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gus Almquist Middle School	Middle	6–8	0.7 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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