

Single Family Residence **RESIDENTIAL**

2204 MAGNOLIA DR

ROUND ROCK, TX 78664

\$634,365 TopHap Estimate · \$309 / ft² · confidence 92 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,050 ft²

LIVING AREA

0.19 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

VALUATION

\$634K

\$584K low

\$685K high

Est. Owner Equity

\$634,365

TAX & ASSESSMENT

Property Tax	\$5,952 (2025)
Assessed Value	\$330,783
Previous Assessed	\$80,000
Assessor Market Value	\$330,783

PROPERTY FACTS

Property Type	Single Family Residence
County	WILLIAMSON
Lot (acres)	0.19
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 306 ft²

Porch · 150 ft²

CLIMATE RISK

10
FLOOD

25
WILDFIRE

99
HEAT

46
STORM

46
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Voigt Elementary School	Elementary	PK–5	0.7 mi
C.D. Fulkes Middle School	Middle	6–8	1.6 mi
Cedar Ridge High School	High	9–12	1.8 mi

District: Round Rock 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 78664

87 CRIME INDEX	87 AIR POLLUTION	72,016 POPULATION	\$88K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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