

Single Family Residence **RESIDENTIAL**

2312 CANTATA CV

ROUND ROCK, TX 78681

\$776,841 TopHap Estimate · \$239 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,256 ft²
LIVING AREA

2024
YEAR BUILT

VALUATION

\$777K

\$710K low

\$844K high

Est. Owner Equity

\$121,841

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$913 (2025)
Assessed Value	\$817,400
Previous Assessed	\$817,400
Assessor Market Value	\$817,400

PROPERTY FACTS

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

Porch · 174 ft²

CLIMATE RISK

10
FLOOD

45
WILDFIRE

99
HEAT

48
STORM

46
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 24, 2025	Financing	Intrafamily Transfer			
Jun 27, 2024	Financing	Venders Lien			\$652K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.4 mi
Round Rock High School	High	9–12	1.2 mi
Chisholm Trail Middle School	Middle	6–8	1.4 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.

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 NEIGHBORHOOD · ZIP 78681

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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