

Single Family Residence **RESIDENTIAL**

2512 MERION CV

ROUND ROCK, TX 78664

\$767,493 TopHap Estimate · \$216 / ft² · confidence 99 · as of Jul 14, 2026



3

BATHS

3,547 ft²

LIVING AREA

0.45 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$767K

\$757K low

\$778K high

Last Sale

\$425,000 · Dec 22, 2017

Est. Owner Equity

\$155,493

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$10,359 (2024)
Assessed Value	\$706,369
Previous Assessed	\$642,154
Assessor Market Value	\$724,923

PROPERTY FACTS

Property Type	Single Family Residence
County	WILLIAMSON
Lot (acres)	0.45
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 240 ft²

Patio · 300 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 20, 2017	Financing	Warranty Deed			\$340K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forest Creek Elementary School	Elementary	KG–5	0.3 mi
Ridgeview Middle School	Middle	6–8	1.3 mi
Cedar Ridge High School	High	9–12	2.4 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.

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	Owner occupied
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