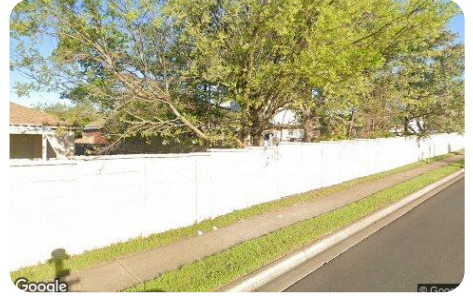


Single Family Residence **RESIDENTIAL**

2312 FRIARCREEK LOOP

ROUND ROCK, TX 78664

\$317,784 TopHap Estimate · \$216 / ft² · confidence 93 · as of Jun 23, 2026



2

BATHS

1,468 ft²

LIVING AREA

0.19 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$318K

\$296K low

\$340K high

Est. Owner Equity

\$317,784

TAX & ASSESSMENT

Property Tax	\$5,619 (2025)
Assessed Value	\$313,634
Previous Assessed	\$313,634
Assessor Market Value	\$313,634

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Patio · 63 ft²

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 14, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Callison Elementary School	Elementary	PK–5	0.9 mi
Cedar Ridge High School	High	9–12	1.3 mi
C.D. Fulkes Middle School	Middle	6–8	1.9 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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