

Single Family Residence **RESIDENTIAL**

2306 FRIARCREEK LOOP

ROUND ROCK, TX 78664

\$355,364 TopHap Estimate · \$158 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,255 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$355K

\$326K low

\$385K high

Est. Owner Equity

\$0

Loan-to-Value

110%

TAX & ASSESSMENT

Property Tax	\$6,751 (2025)
Assessed Value	\$375,026
Previous Assessed	\$375,026
Assessor Market Value	\$375,026

PROPERTY FACTS

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

Patio · 100 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2025	Financing	Venders Lien			\$387K

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	Owner occupied
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