

Single Family Residence **RESIDENTIAL**

## 2204 FALCON DR

ROUND ROCK, TX 78681

**\$496,287** TopHap Estimate · \$231 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,148 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$496K**

\$465K low

\$527K high

Est. Owner Equity

**\$29,364**

Loan-to-Value

**93%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,956 (2025) |
| Assessed Value        | \$523,654      |
| Previous Assessed     | \$523,654      |
| Assessor Market Value | \$523,654      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Lot (acres)   | 0.20                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | No                         |

Deck · 147 ft²

Courtyard

Porch · 99 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 44<br>WILDFIRE | 99<br>HEAT | 48<br>STORM | 46<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| May 17, 2024 | Financing | Venders Lien         |       |        | \$447K |
| Apr 24, 2017 | Financing | Warranty Deed        |       |        | \$244K |
| Apr 16, 2012 | Financing | Intrafamily Transfer |       |        |        |
| Feb 24, 2010 | Financing | Venders Lien         |       |        | \$144K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fern Bluff Elementary School | Elementary | PK–5   | 0.6 mi   |
| Round Rock High School       | High       | 9–12   | 1.0 mi   |
| Chisholm Trail Middle School | Middle     | 6–8    | 1.3 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 78681

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|