

Single Family Residence

**RESIDENTIAL**

# 306 SPLITROCK

ROUND ROCK, TX 78681

**\$321,837** TopHap Estimate · \$259 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**2**

BATHS

**1,241 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1983**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$322K**

\$303K low

\$341K high

Est. Owner Equity

**\$161,837**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,778 (2025) |
| Assessed Value        | \$346,550      |
| Previous Assessed     | \$337,042      |
| Assessor Market Value | \$346,550      |

## PROPERTY FACTS

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

Patio · 64 ft²

Porch · 68 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|-------------|-----------|--------------|-------|--------|--------|
| Aug 5, 2014 | Financing | Venders Lien |       |        | \$134K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Brushy Creek Elementary School | Elementary | PK–5   | 0.1 mi   |
| Cedar Valley Middle School     | Middle     | 6–8    | 1.3 mi   |
| McNeil High School             | High       | 9–12   | 4.2 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> |
|-----------|-----------------------|