

Single Family Residence **RESIDENTIAL**

1896 VIVIAN DR

ROUND ROCK, TX 78681

\$995,617 TopHap Estimate · \$316 / ft² · confidence 94 · as of Jul 14, 2026



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BATHS

3,155 ft²

LIVING AREA

0.81 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$996K

\$941K low

\$1.1M high

Est. Owner Equity

\$490,617

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$14,898 (2025)
Assessed Value	\$1,017,530
Previous Assessed	\$1,017,530
Assessor Market Value	\$1,017,530

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.81
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes

Patio · 32 ft²

Porch · 725 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 19, 2019	Financing	Trustees Deed			\$55K
Feb 25, 2013	Financing	Trustees Deed			\$336K
May 21, 2010	Financing	Warranty Deed			\$41K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista Ridge High School	High	9–12	2.3 mi
Stiles Middle School	Middle	6–8	3.3 mi
Akin Elementary School	Elementary	KG–5	3.4 mi

District: Leander Independent School District



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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

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K 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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