

Single Family Residence **RESIDENTIAL**

2005 VIVIAN DR

ROUND ROCK, TX 78681

\$877,020 TopHap Estimate · \$292 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,999 ft²

LIVING AREA

2 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$877K

\$836K low

\$918K high

Est. Owner Equity

\$662,020

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$13,676 (2025)
Assessed Value	\$853,051
Previous Assessed	\$853,051
Assessor Market Value	\$853,051

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	2.00
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 176 ft²

Patio · 738 ft²

Porch · 390 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 25, 2021	Financing	Intrafamily Transfer			
Aug 12, 2020	Financing	Warranty Deed			\$215K
Aug 12, 2020	Financing	Venders Lien			\$750K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista Ridge High School	High	9–12	2.2 mi
Stiles Middle School	Middle	6–8	3.1 mi
Akin Elementary School	Elementary	KG–5	3.3 mi

District: Leander 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

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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