

Single Family Residence **RESIDENTIAL**

2012 VIVIAN DR

ROUND ROCK, TX 78681

\$862,402 TopHap Estimate · \$391 / ft² · confidence 97 · as of Jul 14, 2026



2

BATHS

2,207 ft²

LIVING AREA

1.51 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$862K

\$839K low

\$886K high

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$10,358 (2025)
Assessed Value	\$912,144
Previous Assessed	\$747,461
Assessor Market Value	\$912,144

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	1.50
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 176 ft²

Porch · 560 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2016	Financing	Warranty Deed			\$380K
Sep 17, 2015	Quitclaim	Quit Claim Transfer			
Mar 22, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista Ridge High School	High	9–12	2.1 mi
Stiles Middle School	Middle	6–8	3.1 mi
Akin Elementary School	Elementary	KG–5	3.2 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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