

Single Family Residence **RESIDENTIAL**

2008 VIVIAN DR

ROUND ROCK, TX 78681

\$778,898 TopHap Estimate · \$317 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

2,454 ft²

LIVING AREA

0.96 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$779K

\$746K low

\$812K high

Est. Owner Equity

\$522,398

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$9,595 (2025)
Assessed Value	\$831,424
Previous Assessed	\$697,662
Assessor Market Value	\$831,424

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.96
Foundation	Pier/Post & Beam
Heating	Central
Cooling	Central
Pool	Yes

Deck · 60 ft²

Patio · 820 ft²

Porch · 368 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2015	Financing	Warranty Deed			\$257K
Apr 25, 2013	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	3.3 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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