

Single Family Residence **RESIDENTIAL**

2006 VIVIAN DR

ROUND ROCK, TX 78681

\$581,875 TopHap Estimate · \$341 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

1,708 ft²

LIVING AREA

0.87 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$582K

\$537K low

\$627K high

Est. Owner Equity

\$451,875

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$3,204 (2025)
Assessed Value	\$645,150
Previous Assessed	\$601,021
Assessor Market Value	\$645,150

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.87
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 422 ft²

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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