

Single Family Residence **RESIDENTIAL**

2106 BALSAM WAY

ROUND ROCK, TX 78665

\$292,082 TopHap Estimate · \$240 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,218 ft²

LIVING AREA

0.19 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$292K

\$273K low

\$311K high

Est. Owner Equity

\$138,215

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,105 (2025)
Assessed Value	\$280,825
Previous Assessed	\$280,825
Assessor Market Value	\$280,825

PROPERTY FACTS

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

Patio · 80 ft²

Porch · 42 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Double File Trail Elementary School	Elementary	PK–5	0.3 mi
Stony Point High School	High	9–12	0.6 mi
Hernandez Middle School	Middle	6–8	0.9 mi

District: Round Rock 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 78665

50 CRIME INDEX	86 AIR POLLUTION	68,564 POPULATION	\$113K 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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