

Single Family Residence **RESIDENTIAL**

2001 VIVIAN DR

ROUND ROCK, TX 78681

\$741,480 TopHap Estimate · \$262 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

2,831 ft²

LIVING AREA

1.01 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$741K

\$691K low

\$792K high

Est. Owner Equity

\$511,723

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$4,493 (2025)
Assessed Value	\$705,790
Previous Assessed	\$705,790
Assessor Market Value	\$705,790

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	1.00
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 200 ft²

Guest house

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista Ridge High School	High	9–12	2.2 mi
Stiles Middle School	Middle	6–8	3.2 mi
Akin Elementary School	Elementary	KG–5	3.4 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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