

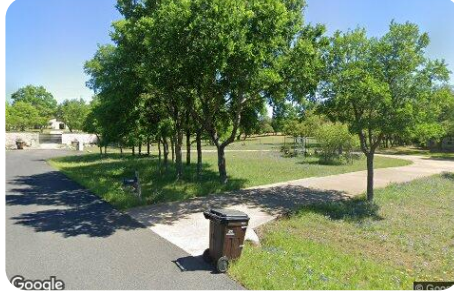
Single Family Residence

RESIDENTIAL

2100 VIVIAN DR

ROUND ROCK, TX 78681

\$923,116 TopHap Estimate · \$343 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,692 ft²

LIVING AREA

2.04 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

7

PARKING

VALUATION

\$923K

\$875K low

\$971K high

Last Sale

\$2,500 · Dec 22, 2020

Est. Owner Equity

\$871,316

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$14,200 (2025)
Assessed Value	\$894,340
Previous Assessed	\$894,340
Assessor Market Value	\$894,340

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	2.04
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

Porch · 788 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista Ridge High School	High	9–12	2.2 mi
Stiles Middle School	Middle	6–8	3.0 mi
Akin Elementary School	Elementary	KG–5	3.1 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------