

Single Family Residence **RESIDENTIAL**

2105 VIVIAN DR

ROUND ROCK, TX 78681

\$1,492,394 TopHap Estimate · \$497 / ft² · confidence 96 · as of Jun 23, 2026



2

BATHS

3,004 ft²

LIVING AREA

5.93 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Est. Owner Equity

\$1,492,394

TAX & ASSESSMENT

Property Tax	\$21,759 (2025)
Assessed Value	\$1,418,928
Previous Assessed	\$1,418,928
Assessor Market Value	\$1,418,928

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	5.93
Foundation	Pier/Post & Beam
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 128 ft²

Porch · 448 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2018	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista Ridge High School	High	9–12	2.1 mi
Stiles Middle School	Middle	6–8	2.9 mi
Akin Elementary School	Elementary	KG–5	3.0 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	Absentee owner
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