

Single Family Residence **RESIDENTIAL**

2103 VIVIAN DR

ROUND ROCK, TX 78681

\$745,804 TopHap Estimate · \$277 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

2,693 ft²

LIVING AREA

1.84 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$746K

\$695K low

\$797K high

Est. Owner Equity

\$695,805

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$9,642 (2025)
Assessed Value	\$665,701
Previous Assessed	\$665,701
Assessor Market Value	\$665,701

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	1.84
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 16 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista Ridge High School	High	9–12	2.1 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
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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