

Single Family Residence **RESIDENTIAL**

2106 WILLOW WAY

ROUND ROCK, TX 78664

\$300,207 TopHap Estimate · \$200 / ft² · confidence 87 · as of Jul 14, 2026



2

BATHS

1,500 ft²

LIVING AREA

0.42 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$300K

\$262K low

\$338K high

Est. Owner Equity

\$168,322

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,765 (2025)
Assessed Value	\$334,154
Previous Assessed	\$334,154
Assessor Market Value	\$334,154

PROPERTY FACTS

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

Porch · 439 ft²

CLIMATE RISK

92 FLOOD	46 WILDFIRE	99 HEAT	49 STORM	46 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2012	Quitclaim	Quit Claim Transfer			\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Callison Elementary School	Elementary	PK–5	0.7 mi
Cedar Ridge High School	High	9–12	1.3 mi
C.D. Fulkes Middle School	Middle	6–8	1.8 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 78664

87 CRIME INDEX	87 AIR POLLUTION	72,016 POPULATION	\$88K 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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