

Single Family Residence **RESIDENTIAL**

# 2100 WILLOW WAY

ROUND ROCK, TX 78664

**\$328,962** TopHap Estimate · \$203 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BATHS

**1,618 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1986**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$329K**

\$294K low

\$363K high

Est. Owner Equity

**\$328,962**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,523 (2025) |
| Assessed Value        | \$337,480      |
| Previous Assessed     | \$337,480      |
| Assessor Market Value | \$337,480      |

## PROPERTY FACTS

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

Patio · 140 ft²

Porch · 30 ft²

## CLIMATE RISK

**35**  
FLOOD

**24**  
WILDFIRE

**99**  
HEAT

**49**  
STORM

**46**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|-------------|-----------|---------------|-------|--------|--------|
| Mar 3, 2022 | Financing | Venders Lien  |       |        | \$380K |
| Apr 8, 2021 | Financing | Warranty Deed |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Callison Elementary School | Elementary | PK–5   | 0.6 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>87</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>72,016</div> <div>POPULATION</div> | <div>\$88K</div> <div>MEDIAN IN-COME</div> | <div>67°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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