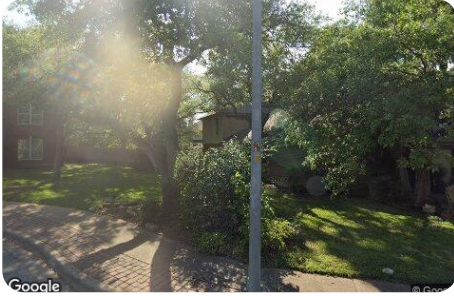


Single Family Residence **RESIDENTIAL**

1206 CANARY CT

ROUND ROCK, TX 78681

\$563,937 TopHap Estimate · \$171 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

3,293 ft²

LIVING AREA

0.27 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$564K

\$540K low

\$588K high

Est. Owner Equity

\$475,937

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$8,555 (2025)
Assessed Value	\$599,652
Previous Assessed	\$593,117
Assessor Market Value	\$599,652

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.27
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 79 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.4 mi
Round Rock High School	High	9–12	1.1 mi
Chisholm Trail Middle School	Middle	6–8	1.3 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 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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