

Single Family Residence

**RESIDENTIAL**

# 2306 STRATFORD DR

ROUND ROCK, TX 78664

**\$309,369** TopHap Estimate · \$237 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BATHS

**1,308 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$309K**

\$295K low

\$324K high

Est. Owner Equity

**\$194,369**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,166 (2025) |
| Assessed Value        | \$313,840      |
| Previous Assessed     | \$313,840      |
| Assessor Market Value | \$313,840      |

## PROPERTY FACTS

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

Patio · 120 ft²

Porch · 32 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Nov 5, 2021  | Financing | Intrafamily Transfer |       |        |        |
| Nov 15, 2016 | Financing | Warranty Deed        |       |        | \$115K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Voigt Elementary School   | Elementary | PK–5   | 0.8 mi   |
| Cedar Ridge High School   | High       | 9–12   | 1.6 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|