

Single Family Residence

RESIDENTIAL

45 MEANDERING WAY

ROUND ROCK, TX 78664

\$879,396 TopHap Estimate · \$209 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

4,200 ft²

LIVING AREA

0.52 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$879K

\$789K low

\$970K high

Est. Owner Equity

\$879,396

TAX & ASSESSMENT

Property Tax	\$8,814 (2025)
Assessed Value	\$857,015
Previous Assessed	\$829,347
Assessor Market Value	\$857,015

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.52
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 9, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forest Creek Elementary School	Elementary	KG–5	0.9 mi
Ridgeview Middle School	Middle	6–8	1.8 mi
Cedar Ridge High School	High	9–12	2.8 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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