

Single Family Residence **RESIDENTIAL**

# 2245 PARK PLACE CIR

ROUND ROCK, TX 78681

**\$1,001,020** TopHap Estimate · \$274 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BATHS

**3,653 ft<sup>2</sup>**  
LIVING AREA

**2011**  
YEAR BUILT

**2**

STORIES

**4**

ROOMS

**2**

PARKING

## VALUATION

**\$1M**

\$955K low

\$1M high

Est. Owner Equity

**\$225,020**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,850 (2025) |
| Assessed Value        | \$1,141,397     |
| Previous Assessed     | \$988,264       |
| Assessor Market Value | \$1,141,397     |

## PROPERTY FACTS

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

Porch · 374 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|--------------|-------|--------|--------|
| Feb 7, 2022  | Financing         | Venders Lien |       |        | \$776K |
| Mar 30, 2012 | Financing         | Venders Lien |       |        | \$329K |
| Dec 15, 2010 | Recorded document | Grant Deed   |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Brushy Creek Elementary School | Elementary | PK–5   | 1.0 mi   |
| Cedar Valley Middle School     | Middle     | 6–8    | 1.2 mi   |
| McNeil High School             | High       | 9–12   | 3.9 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</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>Owner occupied</b> |
|-----------|-----------------------|