

Single Family Residence **RESIDENTIAL**

# 3045 PORTULACA DR

ROUND ROCK, TX 78681

**\$736,166** TopHap Estimate · \$246 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BATHS

**2,992 ft<sup>2</sup>**

LIVING AREA

**2012**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$736K**

\$688K low

\$785K high

Est. Owner Equity

**\$736,166**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,140 (2025) |
| Assessed Value        | \$713,812      |
| Previous Assessed     | \$713,812      |
| Assessor Market Value | \$713,812      |

## PROPERTY FACTS

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

Porch · 412 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN  |
|--------------|-------------------|---------------|-------|--------|-------|
| May 21, 2024 | Financing         | Warranty Deed |       |        |       |
| May 2, 2013  | Recorded document | Grant Deed    |       |        |       |
| Sep 27, 2012 | Financing         | Mortgage      |       |        | \$10M |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Cactus Ranch Elementary School | Elementary | KG–5   | 0.2 mi   |
| Walsh Middle School            | Middle     | 6–8    | 1.1 mi   |
| Round Rock High School         | High       | 9–12   | 2.6 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> |
|-----------|-----------------------|