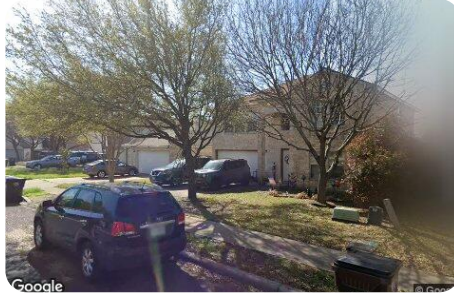


Single Family Residence **RESIDENTIAL**

1312 WATER SPANIEL WAY

ROUND ROCK, TX 78664

\$328,946 TopHap Estimate · \$122 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

2,691 ft²

LIVING AREA

0.13 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$329K

\$311K low

\$346K high

Est. Owner Equity

\$155,446

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$6,712 (2025)
Assessed Value	\$391,163
Previous Assessed	\$391,163
Assessor Market Value	\$391,163

PROPERTY FACTS

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

Patio · 18 ft²

Porch · 304 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2022	Financing	Intrafamily Transfer			
Jun 24, 2015	Financing	Intrafamily Transfer			\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Double File Trail Elementary School	Elementary	PK–5	0.4 mi
Stony Point High School	High	9–12	0.7 mi
Hernandez Middle School	Middle	6–8	0.9 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 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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