

Single Family Residence **RESIDENTIAL**

# 16712 TOMCAT DR

ROUND ROCK, TX 78681

**\$445,095** TopHap Estimate · \$201 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**

BATHS

**2,210 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1994**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$445K**

\$430K low

\$460K high

Est. Owner Equity

**\$272,595**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,971 (2025) |
| Assessed Value        | \$433,808      |
| Previous Assessed     | \$433,808      |
| Assessor Market Value | \$433,808      |

## PROPERTY FACTS

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

Patio · 56 ft²

Porch · 30 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN  |
|--------------|-----------|--------------|-------|--------|-------|
| Jan 14, 2005 | Financing | Venders Lien |       |        | \$16K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Brushy Creek Elementary School | Elementary | PK–5   | 0.5 mi   |
| Cedar Valley Middle School     | Middle     | 6–8    | 0.9 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>44</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>72,545</div> <div>POPULATION</div> | <div>\$127K</div> <div>MEDIAN IN-COME</div> | <div>67°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|