

Single Family Residence **RESIDENTIAL**

312 SOUTHERN CARINA DR

ROUND ROCK, TX 78681

\$1,246,780 TopHap Estimate · \$258 / ft² · confidence 97 · as of Jul 14, 2026



5

BATHS

4,837 ft²

LIVING AREA

0.29 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Est. Owner Equity

\$761,780

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$13,662 (2025)
Assessed Value	\$1,285,105
Previous Assessed	\$1,245,489
Assessor Market Value	\$1,285,105

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.29
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 260 ft²

Porch · 478 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 11, 2017	Financing	Grant Deed			\$325K
Feb 29, 2016	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedar Valley Middle School	Middle	6–8	0.8 mi
Great Oaks Elementary School	Elementary	KG–5	1.1 mi
Round Rock High School	High	9–12	1.9 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

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K 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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