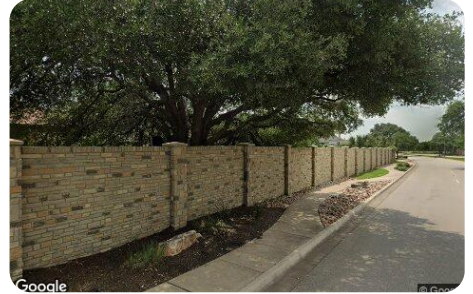


Single Family Residence **RESIDENTIAL**

# 304 SOUTHERN CARINA DR

ROUND ROCK, TX 78681

**\$1,131,499** TopHap Estimate · \$312 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**5**

BATHS

**3,628 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**2015**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$1.1M**

\$1.1M low

\$1.2M high

Est. Owner Equity

**\$594,499**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$18,491 (2025) |
| Assessed Value        | \$1,215,892     |
| Previous Assessed     | \$1,092,335     |
| Assessor Market Value | \$1,215,892     |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Lot (acres)   | 0.28                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | No                         |

Porch · 530 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-------|--------------------|--------|
| May 31, 2018 | Financing         | Warranty Deed       |       |                    | \$568K |
| May 18, 2017 | Quitclaim         | Quit Claim Transfer |       |                    |        |
| May 6, 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|