

Single Family Residence **RESIDENTIAL**

# 616 TUMLINSON FORT WAY

ROUND ROCK, TX 78664

**\$330,762** TopHap Estimate · \$185 / ft² · confidence 98 · as of Jul 14, 2026



**2**

BATHS

**1,787 ft²**

LIVING AREA

**2015**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$331K**

\$325K low

\$336K high

Est. Owner Equity

**\$0**

Loan-to-Value

**111%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,194 (2025) |
| Assessed Value        | \$316,494      |
| Previous Assessed     | \$316,494      |
| Assessor Market Value | \$316,494      |

## PROPERTY FACTS

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

Porch · 178 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------|--------------------|--------|
| Jun 17, 2022 | Financing | Venders Lien  |       |                    | \$366K |
| Jun 21, 2021 | Financing | Venders Lien  |       |                    | \$324K |
| Sep 29, 2015 | Financing | Warranty Deed |       |                    | \$147K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Callison Elementary School | Elementary | PK–5   | 0.4 mi   |
| Cedar Ridge High School    | High       | 9–12   | 1.4 mi   |
| C.D. Fulkes Middle School  | Middle     | 6–8    | 1.6 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 78664

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>87</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>72,016</div> <div>POPULATION</div> | <div>\$88K</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 |
|-----------|----------------|