

Duplex (2 Units, Any Combination) RESIDENTIAL

613 PECAN AVE
ROUND ROCK, TX 78664



2,984 ft²

LIVING AREA

0.43 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

4

PARKING

TAX & ASSESSMENT

Property Tax	\$13,322 (2025)
Assessed Value	\$879,081
Previous Assessed	\$879,081
Assessor Market Value	\$879,081

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Williamson
Lot (acres)	0.43

Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Pool	No

Patio · 54 ft²

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 18, 2025	Financing	Venders Lien			\$468K
May 14, 2016	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C.D. Fulkes Middle School	Middle	6–8	0.5 mi
Berkman Elementary School	Elementary	PK–5	0.7 mi
Cedar Ridge High School	High	9–12	2.4 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
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy

Owner occupied