

Single Family Residence **RESIDENTIAL**

2348 FRIARCREEK LOOP

ROUND ROCK, TX 78664

\$327,303 TopHap Estimate · \$267 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,225 ft²

LIVING AREA

0.16 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$327K

\$313K low

\$342K high

Est. Owner Equity

\$80,003

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,722 (2025)
Assessed Value	\$359,727
Previous Assessed	\$352,649
Assessor Market Value	\$359,727

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 100 ft²

Porch · 25 ft²

CLIMATE RISK

1 FLOOD	23 WILDFIRE	99 HEAT	46 STORM	46 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2018	Financing	Warranty Deed			\$216K
Aug 30, 2018	Recorded document	Warranty Deed			
Aug 25, 2018	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Callison Elementary School	Elementary	PK–5	0.9 mi
Cedar Ridge High School	High	9–12	1.1 mi
C.D. Fulkes Middle School	Middle	6–8	2.0 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
-----------	----------------