

Single Family Residence **RESIDENTIAL**

## 2102 VIVIAN DR

ROUND ROCK, TX 78681

**\$1,157,785** TopHap Estimate · \$423 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BATHS

**2,736 ft<sup>2</sup>**

LIVING AREA

**5.57 ac**

LOT SIZE

**1978**

YEAR BUILT

**2**

STORIES

**9**

PARKING

### VALUATION

**\$1.2M**

\$1.1M low

\$1.3M high

Est. Owner Equity

**\$870,785**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$18,945 (2025) |
| Assessed Value        | \$1,317,818     |
| Previous Assessed     | \$1,308,220     |
| Assessor Market Value | \$1,317,818     |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Lot (acres)   | 5.57                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Mixed                      |
| Pool          | Yes                        |

Deck · 108 ft²

Patio · 180 ft²

Porch · 360 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|-------------|-----------|--------------|-------|--------|--------|
| Apr 7, 2008 | Financing | Venders Lien |       |        | \$200K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Vista Ridge High School | High       | 9–12   | 2.2 mi   |
| Stiles Middle School    | Middle     | 6–8    | 2.9 mi   |
| Akin Elementary School  | Elementary | KG–5   | 3.1 mi   |

District: Leander 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>44</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>72,545</div> <div>POPULATION</div> | <div>\$127K</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 |
|-----------|----------------|