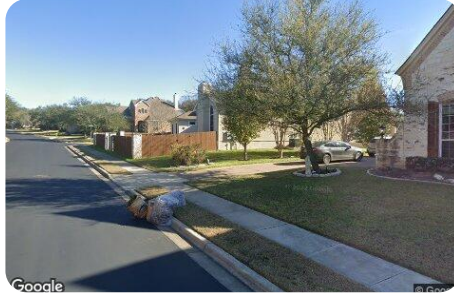


Single Family Residence **RESIDENTIAL**

## 2259 HAMLET CIR

ROUND ROCK, TX 78664

**\$874,949** TopHap Estimate · \$210 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BATHS

**4,160 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$875K**

\$833K low

\$916K high

Est. Owner Equity

**\$532,704**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$880,989 |
| Previous Assessed     | \$813,761 |
| Assessor Market Value | \$880,989 |

## PROPERTY FACTS

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

Porch · 311 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-------|--------------------|--------|
| Dec 13, 2012 | Financing         | Warranty Deed       |       |                    | \$417K |
| May 30, 2008 | Financing         | Grant Deed          |       |                    | \$270K |
| Jun 20, 2007 | Recorded document | Grant Deed          |       |                    |        |
| Jun 20, 2007 | Quitclaim         | Quit Claim Transfer |       |                    |        |
| Nov 21, 2005 | Recorded document | Grant Deed          |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Forest Creek Elementary School | Elementary | KG–5   | 0.6 mi   |
| Ridgeview Middle School        | Middle     | 6–8    | 1.8 mi   |
| Cedar Ridge High School        | High       | 9–12   | 2.9 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 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 |
|-----------|----------------|