

Single Family Residence

**RESIDENTIAL**

## 2945 PORTULACA DR

ROUND ROCK, TX 78681

**\$864,825** TopHap Estimate · \$226 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BATHS

**3,835 ft<sup>2</sup>**

LIVING AREA

**2012**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$865K**

\$824K low

\$906K high

Est. Owner Equity

**\$415,742**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,529 (2025) |
| Assessed Value        | \$877,945       |
| Previous Assessed     | \$863,556       |
| Assessor Market Value | \$877,945       |

## PROPERTY FACTS

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

Porch · 406 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| Jun 4, 2012  | Financing         | Warranty Deed |       |        | \$304K |
| Apr 30, 2012 | Financing         | Mortgage      |       |        | \$30M  |
| Feb 8, 2011  | Financing         | Mortgage      |       |        | \$30M  |
| Aug 4, 2010  | Financing         | Grant Deed    |       |        | \$30M  |
| Jun 27, 2008 | Recorded document | Grant Deed    |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Cactus Ranch Elementary School | Elementary | KG–5   | 0.1 mi   |
| Walsh Middle School            | Middle     | 6–8    | 1.0 mi   |
| Round Rock High School         | High       | 9–12   | 2.5 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 78681

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|