

Single Family Residence **RESIDENTIAL**

2806 SETTLEMENT DR

ROUND ROCK, TX 78665

\$286,266 TopHap Estimate · \$173 / ft² · confidence 97 · as of Jul 14, 2026



2

BATHS

1,654 ft²

LIVING AREA

0.13 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$286K

\$277K low

\$295K high

Est. Owner Equity

\$146,838

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,455 (2025)
Assessed Value	\$322,725
Previous Assessed	\$322,725
Assessor Market Value	\$322,725

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.13
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 130 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2013	Financing	Warranty Deed			\$139K
Jun 1, 2009	Quitclaim	Quit Claim Transfer			
Jun 1, 2009	Quitclaim	Quit Claim Transfer			
Jun 20, 2006	Financing	Venders Lien			\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stony Point High School	High	9–12	0.8 mi
Hopewell Middle School	Middle	6–8	0.9 mi
Union Hill Elementary School	Elementary	PK–5	1.0 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 78665

50 CRIME INDEX	86 AIR POLLUTION	68,564 POPULATION	\$113K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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