

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

## 2845 SOUTHAMPTON WAY # AB

ROUND ROCK, TX 78664



**4**

BATHS

**2,410 ft<sup>2</sup>**

LIVING AREA

**1999**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,344 (2025)</b> |
| Assessed Value        | <b>\$127,014</b>      |
| Previous Assessed     | <b>\$91,057</b>       |
| Assessor Market Value | <b>\$127,014</b>      |

### PROPERTY FACTS

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| County        | <b>Williamson</b>                        |
| Foundation    | <b>Mat/Raft Foundation (Slab)</b>        |

|         |         |
|---------|---------|
| Heating | Central |
| Cooling | Central |
| Pool    | No      |

Patio · 64 ft²

Porch · 140 ft²

## CLIMATE RISK

**1**  
FLOOD

**43**  
WILDFIRE

**37**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Sep 27, 2006 | Financing | Warranty Deed |       |        | \$188K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Ridgeview Middle School  | Middle     | 6–8    | 0.8 mi   |
| Cedar Ridge High School  | High       | 9–12   | 1.2 mi   |
| Gattis Elementary School | Elementary | PK–5   | 1.4 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**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>72,016</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-<br>COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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