

Single Family Residence **RESIDENTIAL**

# 2613 CATALANI CV

ROUND ROCK, TX 78665

**\$734,439** TopHap Estimate · \$223 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**3,292 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2018**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$734K**

\$705K low

\$764K high

Est. Owner Equity

**\$194,950**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,724 (2025) |
| Assessed Value        | \$696,465      |
| Previous Assessed     | \$666,521      |
| Assessor Market Value | \$696,465      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Lot (acres)   | 0.18                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Pool          | No                         |

Porch · 292 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE | \$/FT² | LOAN   |
|--------------|-----------|------------|-------|--------|--------|
| Jun 22, 2018 | Financing | Grant Deed |       |        | \$384K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Teravista Elementary School | Elementary | PK–5   | 1.1 mi   |
| Hopewell Middle School      | Middle     | 6–8    | 1.9 mi   |
| Stony Point High School     | High       | 9–12   | 3.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>68,564</b><br>POPULATION | <b>\$113K</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> |
|-----------|-----------------------|