

Single Family Residence **RESIDENTIAL**

2604 CATALANI CV

ROUND ROCK, TX 78665

\$711,142 TopHap Estimate · \$211 / ft² · confidence 91 · as of Jul 14, 2026

4

BATHS

3,372 ft²

LIVING AREA

0.23 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$711K

\$648K low

\$774K high

Est. Owner Equity

\$311,142

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax

\$11,283 (2025)

Assessed Value

\$731,632

Previous Assessed

\$731,632

Assessor Market Value

\$731,632

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.23
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 286 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 12, 2023	Financing	Venders Lien			\$400K
Nov 28, 2017	Financing	Grant Deed			\$477K

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

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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