

Single Family Residence **RESIDENTIAL**

2612 CATALANI CV

ROUND ROCK, TX 78665

\$737,924 TopHap Estimate · \$226 / ft² · confidence 94 · as of Jul 14, 2026



3,261 ft²
LIVING AREA

0.3 ac
LOT SIZE

2017
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$738K

\$694K low

\$782K high

Est. Owner Equity

\$403,705

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$11,841 (2025)
Assessed Value	\$705,692
Previous Assessed	\$705,692
Assessor Market Value	\$705,692

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.30
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Pool	No

Patio · 448 ft²

Porch · 355 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2018	Financing	Grant Deed			\$349K

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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