

Single Family Residence

**RESIDENTIAL**

# 2516 PORTICI PASS

ROUND ROCK, TX 78665

**\$700,000** TopHap Estimate · \$192 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,646 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2018**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$700K**

\$668K low

\$732K high

Last Sale

**\$416,000 · Jun 19, 2019**

Est. Owner Equity

**\$367,223**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,909 (2025) |
| Assessed Value        | \$683,324       |
| Previous Assessed     | \$621,204       |
| Assessor Market Value | \$733,861       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILLIAMSON              |
| Lot (acres)   | 0.18                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 234 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Jun 18, 2019 | Financing | Venders Lien |       |        | \$333K |
| Apr 27, 2018 | Financing | Grant Deed   |       |        | \$10M  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Teravista Elementary School | Elementary | PK-5   | 1.1 mi   |
| Hopewell Middle School      | Middle     | 6-8    | 2.1 mi   |
| Stony Point High School     | High       | 9-12   | 3.6 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> |
|-----------|-----------------------|