

Single Family Residence **RESIDENTIAL**

# 3921 STANYAN DR

ROUND ROCK, TX 78681

**\$838,137** TopHap Estimate · \$223 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**5**  
BEDS

**4**  
BATHS

**3,755 ft<sup>2</sup>**  
LIVING AREA

**0.34 ac**  
LOT SIZE

**2018**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$838K**

\$770K low

\$907K high

Est. Owner Equity

**\$265,412**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$808,004 |
| Previous Assessed     | \$776,976 |
| Assessor Market Value | \$808,004 |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Lot (acres)   | 0.34                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | Yes                        |

Patio · 246 ft²

Porch · 416 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Oct 28, 2019 | Quitclaim | Quit Claim Transfer |       |        |        |
| Feb 14, 2019 | Financing | Grant Deed          |       |        | \$262K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Tippit Middle School         | Middle     | 6–8    | 4.4 mi   |
| Wolf Ranch Elementary School | Elementary | PK–5   | 4.6 mi   |
| East View High School        | High       | 9–12   | 9.3 mi   |

District: Georgetown 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 78681

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</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> |
|-----------|-----------------------|