

Single Family Residence **RESIDENTIAL**

2816 ROOST LN

ROUND ROCK, TX 78665

\$528,526 TopHap Estimate · \$169 / ft² · confidence 96 · as of Jul 14, 2026



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4

BEDS

3

BATHS

3,124 ft²

LIVING AREA

0.15 ac

LOT SIZE

2024

YEAR BUILT

VALUATION

\$529K

\$509K low

\$548K high

Est. Owner Equity

\$115,526

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$1,768 (2025)
Assessed Value	\$569,990
Previous Assessed	\$569,990
Assessor Market Value	\$569,990

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.15
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central

Porch · 244 ft²

CLIMATE RISK

1
FLOOD

50
WILDFIRE

100
HEAT

49
STORM

46
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 17, 2025	Financing	Venders Lien			\$420K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Double File Trail Elementary School	Elementary	PK–5	0.8 mi
Stony Point High School	High	9–12	1.6 mi
Hernandez Middle School	Middle	6–8	1.8 mi

District: Round Rock Independent School District



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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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