

Single Family Residence **RESIDENTIAL**

1201 FRIENDS CV

ROUND ROCK, TX 78681

\$887,661 TopHap Estimate · \$278 / ft² · confidence 91 · as of Jun 23, 2026



4

BEDS

3

BATHS

3,193 ft²

LIVING AREA

0.2 ac

LOT SIZE

2024

YEAR BUILT

VALUATION

\$888K

\$808K low

\$968K high

Est. Owner Equity

\$305,911

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$1,346 (2025)
Assessed Value	\$196,294
Previous Assessed	\$196,294
Assessor Market Value	\$196,294

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.20
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central

Deck · 114 ft²

Porch · 179 ft²

CLIMATE RISK

60
FLOOD

44
WILDFIRE

99
HEAT

48
STORM

46
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 20, 2026	Financing	Warranty Deed			\$582K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Round Rock High School	High	9–12	0.5 mi
Chisholm Trail Middle School	Middle	6–8	0.9 mi
Deepwood Elementary School	Elementary	KG–5	1.0 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 78681

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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