

Single Family Residence **RESIDENTIAL**

# 8012 TONKINESE DR

ROUND ROCK, TX 78681

**\$485,132** TopHap Estimate · \$212 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**  
BATHS

**2,290 ft<sup>2</sup>**  
LIVING AREA

**0.19 ac**  
LOT SIZE

**1996**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$485K**

\$467K low

\$503K high

Est. Owner Equity

**\$190,732**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,113 (2025) |
| Assessed Value        | \$462,658      |
| Previous Assessed     | \$462,658      |
| Assessor Market Value | \$462,658      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | No                         |

Deck · 237 ft²

Porch · 12 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------|--------|--------|
| Sep 3, 2021  | Financing         | Intrafamily Transfer |       |        |        |
| Apr 20, 2017 | Financing         | Warranty Deed        |       |        | \$279K |
| Nov 17, 2014 | Quitclaim         | Quit Claim Transfer  |       |        |        |
| Jul 7, 2014  | Recorded document | Warranty Deed        |       |        |        |
| Apr 8, 2010  | Financing         | Warranty Deed        |       |        | \$203K |
| Jul 26, 2007 | Financing         | Venders Lien         |       |        | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Cedar Valley Middle School     | Middle     | 6–8    | 0.9 mi   |
| Brushy Creek Elementary School | Elementary | PK–5   | 0.9 mi   |
| McNeil High School             | High       | 9–12   | 3.7 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<br>CRIME INDEX | 86<br>AIR POLLUTION | 72,545<br>POPULATION | \$127K<br>MEDIAN IN-COME | 67°F<br>AVG TEMP | 60%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|