

Single Family Residence

**RESIDENTIAL**

# 3209 ARROYO BLUFF LN

ROUND ROCK, TX 78681

**\$444,845** TopHap Estimate · \$190 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BATHS

**2,339 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$445K**

\$419K low

\$471K high

Est. Owner Equity

**\$170,218**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,398 (2025) |
| Assessed Value        | \$456,073      |
| Previous Assessed     | \$456,073      |
| Assessor Market Value | \$456,073      |

## PROPERTY FACTS

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

Patio · 100 ft²

Porch · 44 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Jul 27, 2007 | Financing | Venders Lien        |       |        | \$152K |
| Jun 3, 2005  | Quitclaim | Quit Claim Transfer |       |        |        |
| Apr 12, 2005 | Financing | Venders Lien        |       |        | \$168K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Chandler Oaks Elementary School | Elementary | KG–5   | 0.3 mi   |
| Walsh Middle School             | Middle     | 6–8    | 1.7 mi   |
| Stony Point High School         | High       | 9–12   | 4.9 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>44</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>72,545</div> <div>POPULATION</div> | <div>\$127K</div> <div>MEDIAN IN-COME</div> | <div>67°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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