

Single Family Residence **RESIDENTIAL**

## 2307 VALERIAN TRL

ROUND ROCK, TX 78665

**\$404,247** TopHap Estimate · \$151 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BATHS

**2,682 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$404K**

\$389K low

\$419K high

Est. Owner Equity

**\$75,247**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,681 (2025) |
| Assessed Value        | \$454,631      |
| Previous Assessed     | \$423,939      |
| Assessor Market Value | \$454,631      |

## PROPERTY FACTS

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

Patio · 252 ft²

Porch · 256 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| Oct 23, 2015 | Financing         | Venders Lien  |       |        | \$218K |
| Aug 29, 2006 | Financing         | Warranty Deed |       |        | \$175K |
| Jul 21, 2006 | Recorded document | Warranty Deed |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Gattis Elementary School | Elementary | PK–5   | 0.3 mi   |
| Cedar Ridge High School  | High       | 9–12   | 0.7 mi   |
| Ridgeview Middle School  | Middle     | 6–8    | 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 78665

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>50</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>68,564</div> <div>POPULATION</div> | <div>\$113K</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 |
|-----------|----------------|