

Single Family Residence

**RESIDENTIAL**

# 3604 NICHOLAUS CV

ROUND ROCK, TX 78664

**\$727,226** TopHap Estimate · \$221 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BATHS

**3,290 ft<sup>2</sup>**

LIVING AREA

**0.48 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$727K**

\$639K low

\$816K high

Est. Owner Equity

**\$727,226**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,432 (2025) |
| Assessed Value        | \$892,483       |
| Previous Assessed     | \$892,483       |
| Assessor Market Value | \$892,483       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | Yes                        |

Porch · 340 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| Jul 17, 2025 | Financing         | Warranty Deed |       |        |        |
| Feb 21, 2018 | Financing         | Warranty Deed |       |        | \$450K |
| Aug 11, 2006 | Recorded document | Warranty Deed |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Forest Creek Elementary School | Elementary | KG–5   | 0.7 mi   |
| Ridgeview Middle School        | Middle     | 6–8    | 1.4 mi   |
| Cedar Ridge High School        | High       | 9–12   | 2.4 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 78664

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>72,016</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|