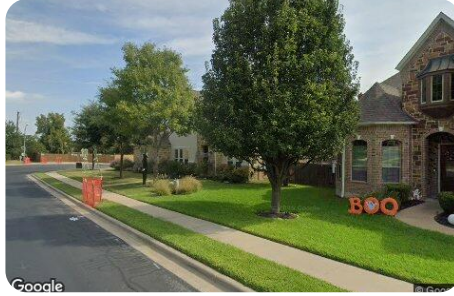


Single Family Residence **RESIDENTIAL**

# 3617 CARNOUSTY CV

ROUND ROCK, TX 78664

**\$767,252** TopHap Estimate · \$218 / ft² · confidence 90 · as of Jul 14, 2026



**3**

BATHS

**3,523 ft²**

LIVING AREA

**0.24 ac**

LOT SIZE

**2009**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$767K**

\$690K low

\$845K high

Est. Owner Equity

**\$0**

Loan-to-Value

**118%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,033 (2025) |
| Assessed Value        | \$842,821       |
| Previous Assessed     | \$760,652       |
| Assessor Market Value | \$842,821       |

## PROPERTY FACTS

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

Porch · 200 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Sep 12, 2025 | Financing         | Intrafamily Transfer |           |        | \$782K |
| Jul 29, 2015 | Financing         | Venders Lien         |           |        | \$359K |
| Feb 23, 2015 | Recorded document | Grant Deed           |           |        |        |
| Feb 3, 2015  | Non-arms-length   | Trustees Deed        | \$331,695 | \$94   |        |
| Jul 11, 2011 | Recorded document | Grant Deed           |           |        |        |
| Dec 23, 2009 | Financing         | Venders Lien         |           |        | \$333K |
| Jul 12, 2006 | Recorded document | Grant Deed           |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Forest Creek Elementary School | Elementary | KG–5   | 1.2 mi   |
| Ridgeview Middle School        | Middle     | 6–8    | 2.4 mi   |
| Cedar Ridge High School        | High       | 9–12   | 3.4 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> |
|-----------|-----------------------|