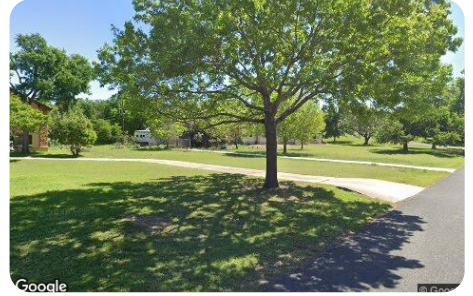


Single Family Residence **RESIDENTIAL**

2003 VIVIAN DR

ROUND ROCK, TX 78681

\$981,126 TopHap Estimate · \$275 / ft² · confidence 95 · as of Jul 14, 2026



4

BATHS

3,564 ft²

LIVING AREA

1.99 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$981K

\$935K low

\$1M high

Est. Owner Equity

\$513,126

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$14,035 (2025)
Assessed Value	\$960,666
Previous Assessed	\$960,666
Assessor Market Value	\$960,666

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	1.99
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 541 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2014	Financing	Grant Deed			\$416K
Jul 19, 2013	Recorded document	Warranty Deed			
Oct 14, 2011	Financing	Warranty Deed			\$168K
May 21, 2004	Recorded document	Warranty Deed			
May 18, 2004	Financing	Grant Deed			\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista Ridge High School	High	9–12	2.2 mi
Stiles Middle School	Middle	6–8	3.2 mi
Akin Elementary School	Elementary	KG–5	3.3 mi

District: Leander 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.

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 NEIGHBORHOOD · ZIP 78681

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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