

Single Family Residence **RESIDENTIAL**

2004 VIVIAN DR

ROUND ROCK, TX 78681

\$610,874 TopHap Estimate · \$313 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,949 ft²

LIVING AREA

0.84 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$611K

\$572K low

\$650K high

Est. Owner Equity

\$442,874

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$1,366 (2025)
Assessed Value	\$650,520
Previous Assessed	\$537,753
Assessor Market Value	\$650,520

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.84
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Patio · 224 ft²

Porch · 396 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2022	Financing	Intrafamily Transfer			
Aug 19, 2010	Quitclaim	Quit Claim Transfer			
Jun 17, 2005	Financing	Warranty Deed			\$168K
Aug 24, 2004	Recorded document	Grant Deed			
Sep 16, 2004	Resale	Warranty Deed	\$182,000	\$93	\$173K
Aug 20, 2004	Quitclaim	Quit Claim Transfer			

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.

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.

OWNERSHIP

Occupancy	Owner occupied
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