

Single Family Residence **RESIDENTIAL**

## 2007 VIVIAN DR

ROUND ROCK, TX 78681

**\$749,160** TopHap Estimate · \$353 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**

BATHS

**2,125 ft<sup>2</sup>**

LIVING AREA

**2 ac**

LOT SIZE

**1978**

YEAR BUILT

**2**

STORIES

**3**

PARKING

### VALUATION

**\$749K**

\$683K low

\$815K high

Est. Owner Equity

**\$539,160**

Loan-to-Value

**26%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,153 (2025) |
| Assessed Value        | \$718,127       |
| Previous Assessed     | \$718,127       |
| Assessor Market Value | \$718,127       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Williamson                 |
| Lot (acres)   | 2.00                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Detached           |
| Pool          | Yes                        |

Patio · 112 ft²

Porch · 574 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN  |
|--------------|-----------|---------------|-------|--------|-------|
| Mar 16, 2005 | Financing | Warranty Deed |       |        | \$18K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Vista Ridge High School | High       | 9–12   | 2.2 mi   |
| Stiles Middle School    | Middle     | 6–8    | 3.1 mi   |
| Akin Elementary School  | Elementary | KG–5   | 3.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</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> |
|-----------|-----------------------|