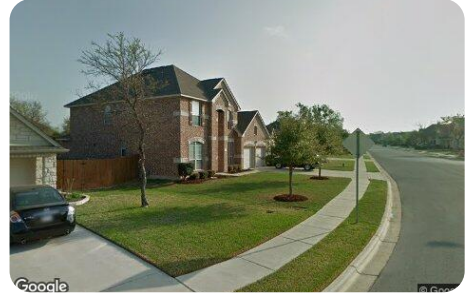
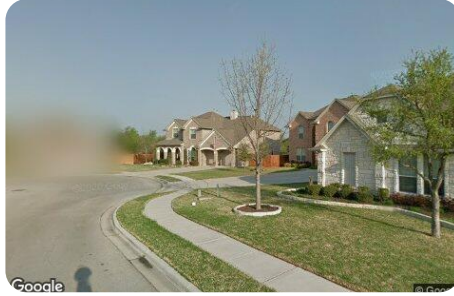
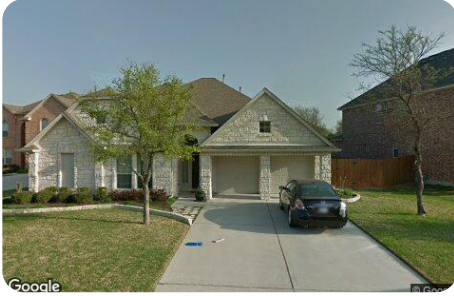


Single Family Residence **RESIDENTIAL**

3612 DERBY TRL

ROUND ROCK, TX 78681

\$600,193 TopHap Estimate · \$197 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

3,050 ft²

LIVING AREA

0.21 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$600K

\$573K low

\$627K high

Est. Owner Equity

\$355,193

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$8,951 (2025)
Assessed Value	\$627,881
Previous Assessed	\$567,413
Assessor Market Value	\$627,881

PROPERTY FACTS

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

Patio · 356 ft²

Porch · 110 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2017	Financing	Warranty Deed			\$292K
Apr 4, 2012	Financing	Warranty Deed			\$273K
Feb 17, 2010	Recorded document	Warranty Deed			
Feb 20, 2004	Financing	Warranty Deed			\$177K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stiles Middle School	Middle	6–8	2.4 mi
Akin Elementary School	Elementary	KG–5	2.4 mi
Rouse High School	High	9–12	4.2 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

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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