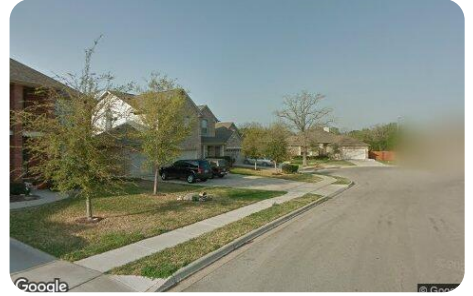


Single Family Residence **RESIDENTIAL**

3613 DERBY TRL

ROUND ROCK, TX 78681

\$578,562 TopHap Estimate · \$165 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

3,506 ft²

LIVING AREA

0.17 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$579K

\$535K low

\$622K high

Est. Owner Equity

\$352,662

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$9,798 (2025)
Assessed Value	\$668,339
Previous Assessed	\$615,289
Assessor Market Value	\$668,339

PROPERTY FACTS

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

Deck · 92 ft²

Patio · 67 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 7, 2005	Financing	Venders Lien			\$226K

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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