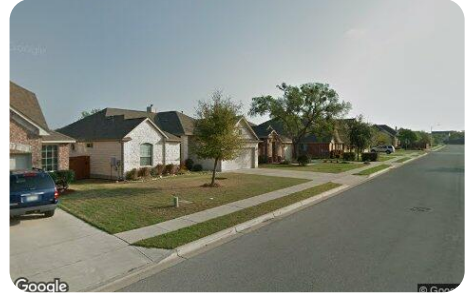


Single Family Residence **RESIDENTIAL**

3616 DERBY TRL

ROUND ROCK, TX 78681

\$605,948 TopHap Estimate · \$187 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

3,235 ft²

LIVING AREA

0.19 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$606K

\$578K low

\$633K high

Est. Owner Equity

\$403,748

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$6,492 (2025)
Assessed Value	\$687,653
Previous Assessed	\$640,548
Assessor Market Value	\$687,653

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 43 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 27, 2004	Non-arms-length	Warranty Deed	\$220,750	\$68	

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.

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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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