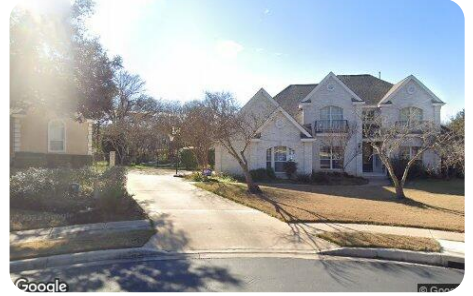


Single Family Residence **RESIDENTIAL**

## 2261 HAMLET CIR

ROUND ROCK, TX 78664

**\$1,045,981** TopHap Estimate · \$219 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BATHS

**4,782 ft<sup>2</sup>**

LIVING AREA

**0.41 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$1M**

\$977K low

\$1.1M high

Est. Owner Equity

**\$239,481**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$17,997 (2025) |
| Assessed Value        | \$1,127,544     |
| Previous Assessed     | \$1,127,544     |
| Assessor Market Value | \$1,127,544     |

## PROPERTY FACTS

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

Patio · 120 ft²

Porch · 200 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Oct 2, 2025  | Financing | Venders Lien        |       |        | \$807K |
| Jan 15, 2021 | Quitclaim | Quit Claim Transfer |       |        |        |
| May 23, 2014 | Quitclaim | Quit Claim Transfer |       |        | \$309K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Forest Creek Elementary School | Elementary | KG–5   | 0.6 mi   |
| Ridgeview Middle School        | Middle     | 6–8    | 1.8 mi   |
| Cedar Ridge High School        | High       | 9–12   | 2.8 mi   |

District: Round Rock 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 78664

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>87</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>72,016</div> <div>POPULATION</div> | <div>\$88K</div> <div>MEDIAN IN-COME</div> | <div>67°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|