

Single Family Residence **RESIDENTIAL**

2101 VIVIAN DR

ROUND ROCK, TX 78681

\$732,001 TopHap Estimate · \$298 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,458 ft²

LIVING AREA

1.43 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

7

PARKING

VALUATION

\$732K

\$691K low

\$773K high

Est. Owner Equity

\$497,109

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$10,874 (2025)
Assessed Value	\$674,863
Previous Assessed	\$674,863
Assessor Market Value	\$674,863

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	1.43
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 457 ft²

Porch · 444 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 21, 2014	Quitclaim	Quit Claim Transfer			\$59K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista Ridge High School	High	9–12	2.1 mi
Stiles Middle School	Middle	6–8	3.0 mi
Akin Elementary School	Elementary	KG–5	3.1 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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