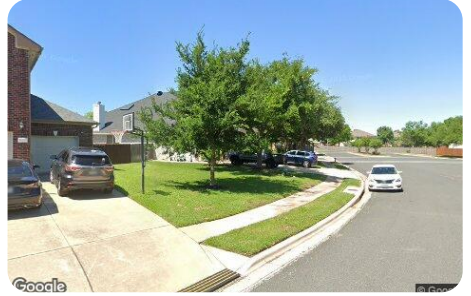


Single Family Residence **RESIDENTIAL**

# 16508 AVARANCHE WAY

ROUND ROCK, TX 78681

**\$788,589** TopHap Estimate · \$181 / ft<sup>2</sup> · confidence 99 · as of Jul 14, 2026



**3**

BATHS

**4,350 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**2000**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$789K**

\$781K low

\$797K high

Est. Owner Equity

**\$433,777**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,288 (2025) |
| Assessed Value        | \$777,521       |
| Previous Assessed     | \$723,522       |
| Assessor Market Value | \$777,521       |

## PROPERTY FACTS

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

Patio · 190 ft²

Porch · 698 ft²

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Great Oaks Elementary School | Elementary | KG–5   | 0.3 mi   |
| Cedar Valley Middle School   | Middle     | 6–8    | 0.5 mi   |
| Round Rock High School       | High       | 9–12   | 2.3 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 78681**

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|