

Single Family Residence **RESIDENTIAL**

1306 WATER SPANIEL WAY

ROUND ROCK, TX 78664

\$269,987 TopHap Estimate · \$193 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

1,396 ft²

LIVING AREA

0.16 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$270K

\$254K low

\$286K high

Est. Owner Equity

\$101,987

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$4,250 (2025)
Assessed Value	\$307,442
Previous Assessed	\$307,442
Assessor Market Value	\$307,442

PROPERTY FACTS

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

Patio · 144 ft²

Porch · 25 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Double File Trail Elementary School	Elementary	PK–5	0.4 mi
Stony Point High School	High	9–12	0.7 mi
Hernandez Middle School	Middle	6–8	0.9 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

87 CRIME INDEX	87 AIR POLLUTION	72,016 POPULATION	\$88K 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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