

Single Family Residence **RESIDENTIAL**

3617 DERBY TRL

ROUND ROCK, TX 78681

\$626,497 TopHap Estimate · \$197 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

3,177 ft²

LIVING AREA

0.21 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$626K

\$590K low

\$663K high

Est. Owner Equity

\$330,497

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$9,443 (2025)
Assessed Value	\$653,723
Previous Assessed	\$595,244
Assessor Market Value	\$653,723

PROPERTY FACTS

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

Patio · 316 ft²

Porch · 246 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2015	Financing	Warranty Deed			\$324K
Mar 5, 2009	Financing	Venders Lien			\$206K

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.

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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