

Single Family Residence **RESIDENTIAL**

16521 AVARANCHE WAY

ROUND ROCK, TX 78681

\$578,741 TopHap Estimate · \$180 / ft² · confidence 95 · as of Jun 23, 2026



3

BATHS

3,224 ft²

LIVING AREA

0.25 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$579K

\$550K low

\$608K high

Est. Owner Equity

\$96,578

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$6,588 (2025)
Assessed Value	\$626,122
Previous Assessed	\$604,990
Assessor Market Value	\$626,122

PROPERTY FACTS

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

Patio · 81 ft²

Porch · 292 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 12, 2006	Financing	Warranty Deed			\$185K

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

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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