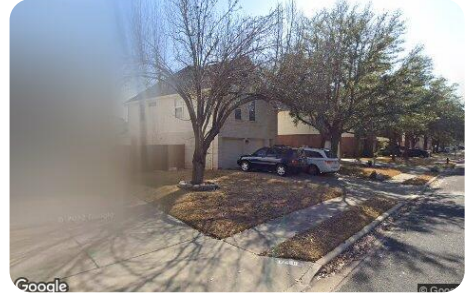
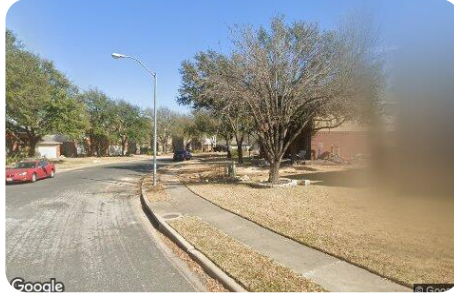


Single Family Residence **RESIDENTIAL**

17400 MONTANA FALLS DR

ROUND ROCK, TX 78681

\$484,521 TopHap Estimate · \$195 / ft² · confidence 95 · as of Jun 23, 2026



3

BATHS

2,487 ft²

LIVING AREA

0.19 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$485K

\$460K low

\$509K high

Est. Owner Equity

\$484,521

TAX & ASSESSMENT

Property Tax	\$9,084 (2025)
Assessed Value	\$546,971
Previous Assessed	\$546,971
Assessor Market Value	\$546,971

PROPERTY FACTS

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

Patio · 310 ft²

Porch · 18 ft²

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2021	Financing	Warranty Deed			
Jul 24, 2015	Financing	Warranty Deed			\$245K
Jun 11, 2013	Financing	Warranty Deed			\$240K
Aug 18, 2006	Financing	Warranty Deed			\$182K
Jun 15, 2004	Resale	Warranty Deed	\$177,000	\$71	\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.6 mi
Chisholm Trail Middle School	Middle	6–8	1.7 mi
Round Rock High School	High	9–12	1.8 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	Absentee owner
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