

Single Family Residence **RESIDENTIAL**

8445 FERN BLUFF AVE

ROUND ROCK, TX 78681

\$446,983 TopHap Estimate · \$199 / ft² · confidence 94 · as of Jun 23, 2026



2

BATHS

2,246 ft²

LIVING AREA

0.21 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$447K

\$420K low

\$474K high

Est. Owner Equity

\$282,983

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$6,925 (2025)
Assessed Value	\$457,477
Previous Assessed	\$457,477
Assessor Market Value	\$457,477

PROPERTY FACTS

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

Patio · 196 ft²

Porch · 19 ft²

CLIMATE RISK

35
FLOOD

40
WILDFIRE

99
HEAT

48
STORM

46
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 11, 2009	Financing	Venders Lien			\$181K
Jan 12, 2007	Financing	Venders Lien			\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.3 mi
Round Rock High School	High	9–12	1.6 mi
Chisholm Trail Middle School	Middle	6–8	1.7 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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