

Single Family Residence **RESIDENTIAL**

17302 MONTANA FALLS DR

ROUND ROCK, TX 78681

\$539,317 TopHap Estimate · \$217 / ft² · confidence 98 · as of Jul 14, 2026



3

BATHS

2,482 ft²

LIVING AREA

0.17 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$539K

\$528K low

\$551K high

Est. Owner Equity

\$318,517

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$7,165 (2025)
Assessed Value	\$541,829
Previous Assessed	\$527,484
Assessor Market Value	\$541,829

PROPERTY FACTS

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

Patio · 160 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2024	Financing	Transfer On Death Deed			
Jun 15, 2012	Financing	Warranty Deed			\$185K
Jul 19, 2004	Recorded document	Warranty Deed			
Jan 13, 2005	Financing	Warranty Deed			\$155K

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	1.7 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	Owner occupied
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