

Single Family Residence **RESIDENTIAL**

# 8304 PRIEST RIVER DR

ROUND ROCK, TX 78681

**\$459,865** TopHap Estimate · \$183 / ft² · confidence 96 · as of Jul 14, 2026



**2**

BATHS

**2,518 ft²**

LIVING AREA

**0.14 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$460K**

\$442K low

\$478K high

Est. Owner Equity

**\$252,865**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,572 (2025) |
| Assessed Value        | \$515,576      |
| Previous Assessed     | \$488,709      |
| Assessor Market Value | \$515,576      |

## PROPERTY FACTS

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

Patio · 104 ft²

Porch · 545 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|-------------|-----------|--------------|-------|--------|--------|
| Jul 9, 2009 | Financing | Venders Lien |       |        | \$172K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fern Bluff Elementary School | Elementary | PK–5   | 0.5 mi   |
| Chisholm Trail Middle School | Middle     | 6–8    | 1.6 mi   |
| Round Rock High School       | High       | 9–12   | 1.6 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|