

Single Family Residence **RESIDENTIAL**

17305 MONTANA FALLS DR

ROUND ROCK, TX 78681

\$475,756 TopHap Estimate · \$192 / ft² · confidence 95 · as of Jun 23, 2026



3

BATHS

2,484 ft²

LIVING AREA

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$476K

\$452K low

\$500K high

Est. Owner Equity

\$348,226

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$8,907 (2025)
Assessed Value	\$541,526
Previous Assessed	\$541,526
Assessor Market Value	\$541,526

PROPERTY FACTS

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

Patio · 240 ft²

Porch · 15 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.6 mi
Chisholm Trail Middle School	Middle	6–8	1.6 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	Absentee owner
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