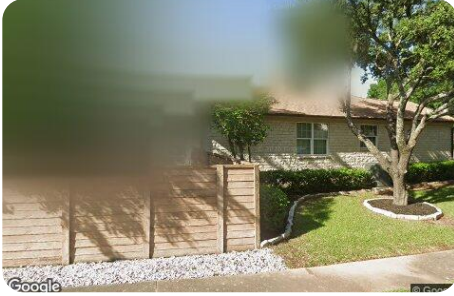


Single Family Residence **RESIDENTIAL**

16913 ABYSSINIAN LN

ROUND ROCK, TX 78681

\$453,434 TopHap Estimate · \$224 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

2,024 ft²

LIVING AREA

0.18 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$453K

\$412K low

\$495K high

Est. Owner Equity

\$453,434

TAX & ASSESSMENT

Assessed Value	\$450,129
Previous Assessed	\$450,129
Assessor Market Value	\$450,129

PROPERTY FACTS

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

Patio · 85 ft²

Porch · 105 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brushy Creek Elementary School	Elementary	PK–5	0.8 mi
Cedar Valley Middle School	Middle	6–8	0.9 mi
McNeil High School	High	9–12	3.8 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	Owner occupied
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