

Single Family Residence **RESIDENTIAL**

17601 COLUMBIA FALLS CV

ROUND ROCK, TX 78681

\$539,500 TopHap Estimate · \$190 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,841 ft²

LIVING AREA

0.2 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$540K

\$506K low

\$573K high

Est. Owner Equity

\$326,500

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$6,791 (2025)
Assessed Value	\$546,536
Previous Assessed	\$506,156
Assessor Market Value	\$546,536

PROPERTY FACTS

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

Patio · 108 ft²

Porch · 72 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2012	Financing	Venders Lien			\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.4 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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