

Single Family Residence **RESIDENTIAL**

8612 BOBCAT DR

ROUND ROCK, TX 78681

\$500,274 TopHap Estimate · \$189 / ft² · confidence 85 · as of Jul 14, 2026

2

BATHS

2,644 ft²

LIVING AREA

0.24 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$500K

\$423K low

\$577K high

Last Sale

\$669,655 · Jun 18, 2025

Est. Owner Equity

\$0

Loan-to-Value

175%

TAX & ASSESSMENT

Property Tax

\$8,610 (2024)

Assessed Value

\$564,501

Previous Assessed

\$513,183

Assessor Market Value

\$572,198

PROPERTY FACTS

Property Type	Single Family Residence
County	WILLIAMSON
Lot (acres)	0.24
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2025	Financing	Venders Lien			\$504K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brushy Creek Elementary School	Elementary	PK-5	0.3 mi
Cedar Valley Middle School	Middle	6-8	1.2 mi
McNeil High School	High	9-12	4.1 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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