

Single Family Residence **RESIDENTIAL**

8606 BOBCAT DR

ROUND ROCK, TX 78681

\$438,442 TopHap Estimate · \$230 / ft² · confidence 84 · as of Jul 14, 2026



2

BATHS

1,906 ft²

LIVING AREA

0.14 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$438K

\$370K low

\$507K high

Est. Owner Equity

\$293,442

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$4,304 (2025)
Assessed Value	\$430,742
Previous Assessed	\$430,742
Assessor Market Value	\$430,742

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	0.14
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 100 ft²

Porch · 22 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brushy Creek Elementary School	Elementary	PK–5	0.3 mi
Cedar Valley Middle School	Middle	6–8	1.1 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------