

Single Family Residence **RESIDENTIAL**

16909 ABYSSINIAN LN

ROUND ROCK, TX 78681

\$544,930 TopHap Estimate · \$214 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,551 ft²

LIVING AREA

0.2 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$545K

\$513K low

\$577K high

Est. Owner Equity

\$544,930

TAX & ASSESSMENT

Property Tax	\$8,616 (2025)
Assessed Value	\$565,802
Previous Assessed	\$564,836
Assessor Market Value	\$565,802

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 120 ft²

Porch · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2023	Financing	Intrafamily Transfer			

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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