

Single Family Residence **RESIDENTIAL**

8506 CHAT LN

ROUND ROCK, TX 78681

\$400,241 TopHap Estimate · \$239 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,675 ft²

LIVING AREA

0.15 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$400K

\$377K low

\$423K high

Est. Owner Equity

\$238,241

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$4,552 (2025)
Assessed Value	\$429,363
Previous Assessed	\$429,363
Assessor Market Value	\$429,363

PROPERTY FACTS

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

Patio · 270 ft²

Porch · 25 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 14, 2020	Financing	Venders Lien			\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brushy Creek Elementary School	Elementary	PK–5	0.5 mi
Cedar Valley Middle School	Middle	6–8	0.9 mi
McNeil High School	High	9–12	3.9 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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