

Single Family Residence **RESIDENTIAL**

# 8311 FERN BLUFF AVE

ROUND ROCK, TX 78681

**\$719,882** TopHap Estimate · \$212 / ft² · confidence 95 · as of Jul 14, 2026



**2.5**  
BATHS

**3,391 ft²**  
LIVING AREA

**0.24 ac**  
LOT SIZE

**1998**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$720K**

\$687K low

\$752K high

Last Sale

**\$507,100 · Oct 3, 2017**

Est. Owner Equity

**\$340,682**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,578 (2024) |
| Assessed Value        | \$684,600       |
| Previous Assessed     | \$622,364       |
| Assessor Market Value | \$694,377       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILLIAMSON              |
| Lot (acres)   | 0.24                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 135 ft²

Porch · 24 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Sep 28, 2017 | Financing | Venders Lien  |       |        | \$406K |
| Aug 26, 2014 | Financing | Warranty Deed |       |        | \$327K |
| Oct 6, 2006  | Financing | Venders Lien  |       |        | \$226K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fern Bluff Elementary School | Elementary | PK–5   | 0.4 mi   |
| Round Rock High School       | High       | 9–12   | 1.6 mi   |
| Chisholm Trail Middle School | Middle     | 6–8    | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|