

Single Family Residence **RESIDENTIAL**

8317 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$408,658 TopHap Estimate · \$234 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,746 ft²

LIVING AREA

0.16 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$409K

\$394K low

\$423K high

Est. Owner Equity

\$250,508

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$5,559 (2025)
Assessed Value	\$417,320
Previous Assessed	\$417,320
Assessor Market Value	\$417,320

PROPERTY FACTS

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

Patio · 18 ft²

Porch · 370 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2023	Financing	Intrafamily Transfer			
Jul 16, 2008	Financing	Venders Lien			\$108K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.3 mi
Round Rock High School	High	9–12	1.5 mi
Chisholm Trail Middle School	Middle	6–8	1.6 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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