

Single Family Residence **RESIDENTIAL**

8517 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$409,163 TopHap Estimate · \$220 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

1,856 ft²

LIVING AREA

0.16 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$409K

\$394K low

\$424K high

Est. Owner Equity

\$263,293

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$5,453 (2025)
Assessed Value	\$420,235
Previous Assessed	\$415,555
Assessor Market Value	\$420,235

PROPERTY FACTS

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

Patio · 86 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2008	Financing	Venders Lien			\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.5 mi
Chisholm Trail Middle School	Middle	6–8	1.7 mi
Round Rock High School	High	9–12	1.8 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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