

Single Family Residence **RESIDENTIAL**

17406 MONTANA FALLS DR

ROUND ROCK, TX 78681

\$496,236 TopHap Estimate · \$207 / ft² · confidence 97 · as of Jul 14, 2026



3

BATHS

2,402 ft²

LIVING AREA

0.14 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$496K

\$480K low

\$513K high

Est. Owner Equity

\$252,236

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$7,580 (2025)
Assessed Value	\$530,150
Previous Assessed	\$530,150
Assessor Market Value	\$530,150

PROPERTY FACTS

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

Patio · 100 ft²

Porch · 12 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2019	Financing	Venders Lien			\$274K
Aug 20, 2008	Financing	Venders Lien			\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.6 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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