

Single Family Residence **RESIDENTIAL**

8305 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$479,397 TopHap Estimate · \$194 / ft² · confidence 94 · as of Jun 23, 2026



2.5
BATHS

2,472 ft²
LIVING AREA

0.16 ac
LOT SIZE

1992
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$479K

\$451K low

\$508K high

Est. Owner Equity

\$479,397

TAX & ASSESSMENT

Property Tax	\$8,474 (2025)
Assessed Value	\$496,357
Previous Assessed	\$422,651
Assessor Market Value	\$496,357

PROPERTY FACTS

Property Type	Single Family Residence
County	WILLIAMSON
Lot (acres)	0.16
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 188 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2026	Financing	Warranty Deed			
Aug 10, 2022	Financing	Warranty Deed			
Nov 7, 2008	Quitclaim	Quit Claim Transfer			\$118K
Mar 22, 2006	Financing	Warranty Deed			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.2 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	Absentee owner
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