

Single Family Residence **RESIDENTIAL**

# 8136 CAMPECHE BAY PL

ROUND ROCK, TX 78681

**\$534,294** TopHap Estimate · \$193 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BATHS

**2,775 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$534K**

\$522K low

\$546K high

Est. Owner Equity

**\$234,294**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,629 (2025) |
| Assessed Value        | \$585,420      |
| Previous Assessed     | \$565,599      |
| Assessor Market Value | \$585,420      |

## 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 · 100 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Aug 16, 2013 | Financing         | Warranty Deed |           |        | \$234K |
| Dec 1, 2008  | Financing         | Warranty Deed |           |        | \$206K |
| Feb 4, 2005  | Resale            | Warranty Deed | \$187,000 | \$67   | \$150K |
| Mar 3, 2004  | Recorded document | Grant Deed    |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Brushy Creek Elementary School | Elementary | PK–5   | 0.9 mi   |
| Cedar Valley Middle School     | Middle     | 6–8    | 1.1 mi   |
| McNeil High School             | High       | 9–12   | 3.9 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-<br>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> |
|-----------|-----------------------|