

Single Family Residence **RESIDENTIAL**

8320 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$433,105 TopHap Estimate · \$255 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,696 ft²

LIVING AREA

1989

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$433K

\$417K low

\$449K high

Est. Owner Equity

\$49,305

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$6,598 (2025)
Assessed Value	\$494,510
Previous Assessed	\$490,413
Assessor Market Value	\$494,510

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 104 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 2, 2019	Financing	Venders Lien			\$295K
Sep 9, 2004	Resale	Warranty Deed	\$137,500	\$81	\$103K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.3 mi
Round Rock High School	High	9–12	1.6 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------