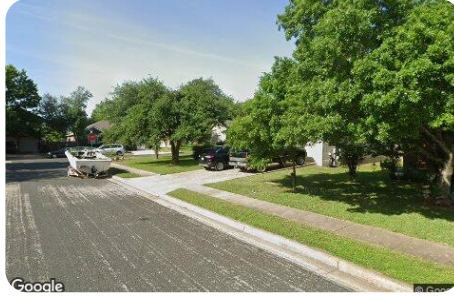


Single Family Residence **RESIDENTIAL**

16904 ABYSSINIAN LN

ROUND ROCK, TX 78681

\$419,475 TopHap Estimate · \$247 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,701 ft²

LIVING AREA

0.21 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$419K

\$403K low

\$436K high

Est. Owner Equity

\$262,755

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$8,106 (2025)
Assessed Value	\$436,739
Previous Assessed	\$436,739
Assessor Market Value	\$436,739

PROPERTY FACTS

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

Patio · 94 ft²

Porch · 504 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 8, 2014	Financing	Grant Deed			\$157K
Sep 24, 2007	Financing	Warranty Deed			\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brushy Creek Elementary School	Elementary	PK–5	0.7 mi
Cedar Valley Middle School	Middle	6–8	0.9 mi
McNeil High School	High	9–12	3.8 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	Absentee owner
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