

Single Family Residence **RESIDENTIAL**

17402 MONTANA FALLS DR

ROUND ROCK, TX 78681

\$501,304 TopHap Estimate · \$204 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,452 ft²

LIVING AREA

0.13 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$501K

\$481K low

\$521K high

Est. Owner Equity

\$137,204

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$7,097 (2025)
Assessed Value	\$538,151
Previous Assessed	\$523,054
Assessor Market Value	\$538,151

PROPERTY FACTS

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

Patio · 144 ft²

Porch · 35 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 28, 2019	Financing	Warranty Deed			\$297K
Jul 3, 2006	Financing	Venders Lien			\$157K
Aug 2, 2004	Quitclaim	Quit Claim Transfer			

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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