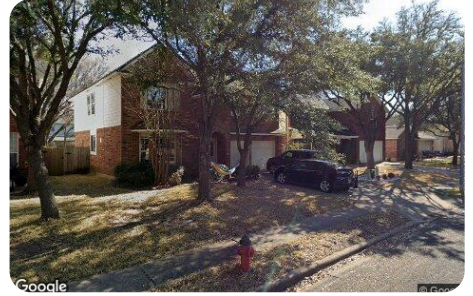


Single Family Residence **RESIDENTIAL**

17404 MONTANA FALLS DR

ROUND ROCK, TX 78681

\$492,657 TopHap Estimate · \$203 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,424 ft²

LIVING AREA

0.14 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$493K

\$473K low

\$512K high

Est. Owner Equity

\$233,457

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$7,805 (2025)
Assessed Value	\$525,813
Previous Assessed	\$525,813
Assessor Market Value	\$525,813

PROPERTY FACTS

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

Patio · 162 ft²

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 30, 2019	Financing	Warranty Deed			\$259K
Apr 1, 2017	Financing	Warranty Deed			\$182K
Jul 24, 2014	Financing	Warranty Deed			\$184K
Aug 15, 2007	Financing	Warranty Deed			\$168K

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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