

Single Family Residence **RESIDENTIAL**

# 17406 PRIEST RIVER CV

ROUND ROCK, TX 78681

**\$434,242** TopHap Estimate · \$173 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**2**

BATHS

**2,507 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$434K**

\$390K low

\$479K high

Est. Owner Equity

**\$303,543**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,340 (2025) |
| Assessed Value        | \$480,943      |
| Previous Assessed     | \$473,540      |
| Assessor Market Value | \$480,943      |

## PROPERTY FACTS

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

Patio · 106 ft²

Porch · 40 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Jun 16, 2006 | Financing | Warranty Deed |       |        | \$144K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fern Bluff Elementary School | Elementary | PK–5   | 0.5 mi   |
| Chisholm Trail Middle School | Middle     | 6–8    | 1.6 mi   |
| Round Rock High School       | High       | 9–12   | 1.7 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<br>CRIME INDEX | 86<br>AIR POLLUTION | 72,545<br>POPULATION | \$127K<br>MEDIAN IN-COME | 67°F<br>AVG TEMP | 60%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

### OWNERSHIP

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