

Single Family Residence **RESIDENTIAL**

17412 MONTANA FALLS DR

ROUND ROCK, TX 78681

\$434,079 TopHap Estimate · \$233 / ft² · confidence 97 · as of Jul 14, 2026



2

BATHS

1,861 ft²

LIVING AREA

0.14 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$434K

\$419K low

\$449K high

Est. Owner Equity

\$339,579

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$2,512 (2025)
Assessed Value	\$464,399
Previous Assessed	\$464,399
Assessor Market Value	\$464,399

PROPERTY FACTS

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

Patio · 100 ft²

Porch · 250 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 23, 2023	Financing	Intrafamily Transfer			
May 5, 2006	Financing	Warranty Deed			\$100K
Apr 27, 2004	Resale	Warranty Deed	\$156,000	\$84	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.7 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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