

Single Family Residence **RESIDENTIAL**

17417 MONTANA FALLS DR

ROUND ROCK, TX 78681

\$520,233 TopHap Estimate · \$202 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,580 ft²

LIVING AREA

0.13 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$520K

\$497K low

\$543K high

Est. Owner Equity

\$415,233

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$3,104 (2025)
Assessed Value	\$552,943
Previous Assessed	\$543,367
Assessor Market Value	\$552,943

PROPERTY FACTS

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

Porch · 179 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2006	Financing	Venders Lien			\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.7 mi
Chisholm Trail Middle School	Middle	6–8	1.8 mi
Round Rock High School	High	9–12	1.9 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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