

Single Family Residence **RESIDENTIAL**

17610 COLUMBIA FALLS CV

ROUND ROCK, TX 78681

\$577,851 TopHap Estimate · \$191 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

3,032 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$578K

\$550K low

\$606K high

Est. Owner Equity

\$356,851

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$7,674 (2025)
Assessed Value	\$577,060
Previous Assessed	\$560,834
Assessor Market Value	\$577,060

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Pool	Yes

Patio · 80 ft²

Porch · 548 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 27, 2007	Financing	Venders Lien			\$192K
Mar 29, 2004	Resale	Warranty Deed	\$204,000	\$67	\$139K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.5 mi
Chisholm Trail Middle School	Middle	6–8	1.8 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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