

Single Family Residence **RESIDENTIAL**

# 8203 MILLER FALLS DR

ROUND ROCK, TX 78681

**\$469,167** TopHap Estimate · \$212 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**2.5**

BATHS

**2,215 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$469K**

\$446K low

\$493K high

Est. Owner Equity

**\$353,767**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,225 (2025) |
| Assessed Value        | \$481,756      |
| Previous Assessed     | \$424,166      |
| Assessor Market Value | \$481,756      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILLIAMSON              |
| Lot (acres)   | 0.13                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 100 ft²

Porch · 28 ft²

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fern Bluff Elementary School | Elementary | PK–5   | 0.2 mi   |
| Round Rock High School       | High       | 9–12   | 1.4 mi   |
| Chisholm Trail Middle School | Middle     | 6–8    | 1.4 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**

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|