

Single Family Residence **RESIDENTIAL**

# 8318 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

**\$371,792** TopHap Estimate · \$259 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**3**  
BEDS

**2**  
BATHS

**1,436 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**1989**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$372K**

\$349K low

\$394K high

Est. Owner Equity

**\$371,792**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,928 (2025) |
| Assessed Value        | \$385,549      |
| Previous Assessed     | \$381,211      |
| Assessor Market Value | \$385,549      |

## PROPERTY FACTS

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

Deck · 308 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-------|--------|--------|
| Sep 9, 2021  | Financing | Transfer On Death Deed |       |        |        |
| Dec 20, 2019 | Financing | Venders Lien           |       |        | \$236K |
| Jun 11, 2016 | Financing | Venders Lien           |       |        | \$158K |
| Feb 27, 2006 | Financing | Venders Lien           |       |        | \$106K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fern Bluff Elementary School | Elementary | PK–5   | 0.3 mi   |
| Round Rock High School       | High       | 9–12   | 1.6 mi   |
| Chisholm Trail Middle School | Middle     | 6–8    | 1.6 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>Owner occupied</b> |
|-----------|-----------------------|