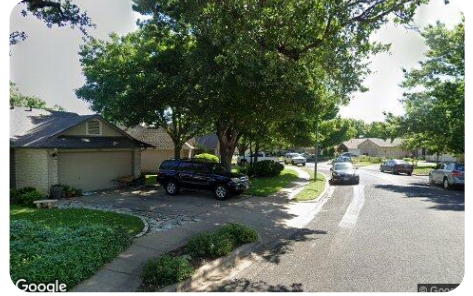


Single Family Residence **RESIDENTIAL**

8404 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$291,879 TopHap Estimate · \$254 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,151 ft²

LIVING AREA

0.2 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$292K

\$265K low

\$318K high

Est. Owner Equity

\$167,879

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,713 (2025)
Assessed Value	\$354,063
Previous Assessed	\$354,063
Assessor Market Value	\$354,063

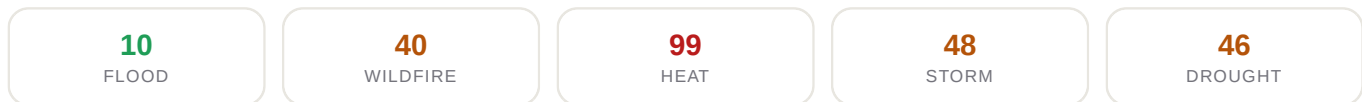
PROPERTY FACTS

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

Patio · 240 ft²

Porch · 12 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2006	Financing	Venders Lien			\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.4 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

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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