

Single Family Residence **RESIDENTIAL**

# 8416 MOUNT SHASTA CV

ROUND ROCK, TX 78681

**\$425,073** TopHap Estimate · \$217 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BATHS

**1,959 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1987**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$425K**

\$403K low

\$447K high

Est. Owner Equity

**\$232,172**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,587 (2025) |
| Assessed Value        | \$437,234      |
| Previous Assessed     | \$424,334      |
| Assessor Market Value | \$437,234      |

## PROPERTY FACTS

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

Deck · 384 ft²

Patio · 88 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 35<br>FLOOD | 40<br>WILDFIRE | 99<br>HEAT | 48<br>STORM | 46<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| May 24, 2019 | Financing | Intrafamily Transfer |       |        | \$120K |
| Oct 19, 2007 | Financing | Warranty Deed        |       |        | \$143K |

## 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

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

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

| OWNERSHIP

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