

Single Family Residence **RESIDENTIAL**

8704 PRIEST RIVER DR

ROUND ROCK, TX 78681

\$454,219 TopHap Estimate · \$224 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,026 ft²

LIVING AREA

0.14 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$454K

\$438K low

\$471K high

Est. Owner Equity

\$203,838

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,474 (2025)
Assessed Value	\$488,455
Previous Assessed	\$482,318
Assessor Market Value	\$488,455

PROPERTY FACTS

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

Porch · 204 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2022	Financing	Intrafamily Transfer			\$348K
Apr 16, 2015	Financing	Warranty Deed			\$250K
Jun 20, 2006	Financing	Venders Lien			\$185K
Jun 21, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.7 mi
Chisholm Trail Middle School	Middle	6–8	1.9 mi
Round Rock High School	High	9–12	1.9 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
-----------	-----------------------