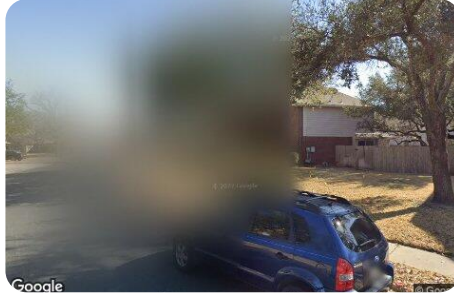


Single Family Residence **RESIDENTIAL**

17308 MONTANA FALLS DR

ROUND ROCK, TX 78681

\$517,322 TopHap Estimate · \$213 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,424 ft²

LIVING AREA

0.2 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$517K

\$499K low

\$536K high

Est. Owner Equity

\$160,322

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$6,676 (2025)
Assessed Value	\$522,079
Previous Assessed	\$495,499
Assessor Market Value	\$522,079

PROPERTY FACTS

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

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 1, 2009	Financing	Venders Lien			\$199K
Oct 29, 2004	Resale	Warranty Deed	\$192,000	\$79	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.6 mi
Chisholm Trail Middle School	Middle	6–8	1.7 mi
Round Rock High School	High	9–12	1.8 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
-----------	-----------------------