

Single Family Residence **RESIDENTIAL**

17609 COLUMBIA FALLS CV

ROUND ROCK, TX 78681

\$472,852 TopHap Estimate · \$195 / ft² · confidence 98 · as of Jun 23, 2026



2

BATHS

2,430 ft²

LIVING AREA

0.18 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$473K

\$463K low

\$482K high

Last Sale

\$147,000 · May 28, 2004

Est. Owner Equity

\$360,852

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$7,411 (2025)
Assessed Value	\$483,954
Previous Assessed	\$483,954
Assessor Market Value	\$483,954

PROPERTY FACTS

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

Deck · 120 ft²

Patio · 12 ft²

Porch · 194 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 23, 2010	Quitclaim	Quit Claim Transfer			
May 23, 2004	Resale	Warranty Deed	\$147,000	\$60	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.5 mi
Round Rock High School	High	9–12	1.8 mi
Chisholm Trail Middle School	Middle	6–8	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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