

Single Family Residence **RESIDENTIAL**

8116 CAMPECHE BAY PL

ROUND ROCK, TX 78681

\$493,696 TopHap Estimate · \$182 / ft² · confidence 97 · as of Jul 14, 2026



3

BATHS

2,706 ft²

LIVING AREA

0.15 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$494K

\$481K low

\$507K high

Est. Owner Equity

\$301,346

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$7,802 (2025)
Assessed Value	\$560,711
Previous Assessed	\$555,174
Assessor Market Value	\$560,711

PROPERTY FACTS

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

Patio · 100 ft²

Porch · 31 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2004	Resale	Warranty Deed	\$187,000	\$69	\$150K
Jan 27, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brushy Creek Elementary School	Elementary	PK–5	0.8 mi
Cedar Valley Middle School	Middle	6–8	1.2 mi
McNeil High School	High	9–12	4.0 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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