

Single Family Residence **RESIDENTIAL**

# 8202 CAMPECHE BAY PL

ROUND ROCK, TX 78681

**\$455,215** TopHap Estimate · \$221 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**2**

BATHS

**2,057 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$455K**

\$446K low

\$464K high

Est. Owner Equity

**\$295,740**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,250 (2025) |
| Assessed Value        | \$465,022      |
| Previous Assessed     | \$465,022      |
| Assessor Market Value | \$465,022      |

## PROPERTY FACTS

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

Porch · 41 ft²

## TRANSACTION HISTORY

| DATE        | TYPE              | DEED       | PRICE | \$/FT² | LOAN |
|-------------|-------------------|------------|-------|--------|------|
| Mar 3, 2004 | Recorded document | Grant Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Brushy Creek Elementary School | Elementary | PK–5   | 0.9 mi   |
| Cedar Valley Middle School     | Middle     | 6–8    | 1.1 mi   |
| McNeil High School             | High       | 9–12   | 3.9 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<br>CRIME INDEX | 86<br>AIR POLLUTION | 72,545<br>POPULATION | \$127K<br>MEDIAN IN-COME | 67°F<br>AVG TEMP | 60%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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