

Single Family Residence **RESIDENTIAL**

# 8216 MENLO PARK PL

ROUND ROCK, TX 78681

**\$572,453** TopHap Estimate · \$189 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BATHS

**3,032 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$572K**

\$557K low

\$588K high

Est. Owner Equity

**\$372,453**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,803 (2025) |
| Assessed Value        | \$629,373      |
| Previous Assessed     | \$575,963      |
| Assessor Market Value | \$629,373      |

## PROPERTY FACTS

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

Porch · 176 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Jan 31, 2019 | Financing | Venders Lien |       |        | \$200K |
| Dec 22, 2014 | Financing | Grant Deed   |       |        | \$262K |
| Oct 26, 2005 | Financing | Venders Lien |       |        | \$33K  |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Brushy Creek Elementary School | Elementary | PK–5   | 0.8 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|