

Single Family Residence **RESIDENTIAL**

8306 CAMPECHE BAY PL

ROUND ROCK, TX 78681

\$491,303 TopHap Estimate · \$181 / ft² · confidence 97 · as of Jul 14, 2026



3

BATHS

2,718 ft²

LIVING AREA

0.13 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$491K

\$476K low

\$507K high

Est. Owner Equity

\$229,403

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$8,271 (2025)
Assessed Value	\$573,694
Previous Assessed	\$544,354
Assessor Market Value	\$573,694

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 · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2025	Financing	Transfer On Death Deed			
Dec 19, 2019	Financing	Venders Lien			\$270K
Sep 7, 2016	Financing	Warranty Deed			\$250K
Jan 4, 2005	Resale	Warranty Deed	\$207,500	\$76	\$160K
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	1.0 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 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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