

Single Family Residence **RESIDENTIAL**

8309 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$509,802 TopHap Estimate · \$216 / ft² · confidence 94 · as of Jun 23, 2026



3

BATHS

2,361 ft²

LIVING AREA

0.15 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$510K

\$479K low

\$540K high

Est. Owner Equity

\$53,698

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$6,160 (2025)
Assessed Value	\$527,838
Previous Assessed	\$506,188
Assessor Market Value	\$527,838

PROPERTY FACTS

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

Deck · 200 ft²

Patio · 390 ft²

Porch · 214 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2019	Financing	Warranty Deed			\$341K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.3 mi
Round Rock High School	High	9–12	1.5 mi
Chisholm Trail Middle School	Middle	6–8	1.6 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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