

Single Family Residence **RESIDENTIAL**

8400 PRIEST RIVER DR

ROUND ROCK, TX 78681

\$489,493 TopHap Estimate · \$195 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

2,507 ft²

LIVING AREA

0.2 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$489K

\$445K low

\$534K high

Est. Owner Equity

\$68,693

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$6,782 (2025)
Assessed Value	\$527,606
Previous Assessed	\$502,431
Assessor Market Value	\$527,606

PROPERTY FACTS

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

Patio · 106 ft²

Porch · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 5, 2025	Financing	Venders Lien			\$421K
Mar 18, 2019	Financing	Venders Lien			\$309K
May 17, 2005	Financing	Venders Lien			\$167K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.5 mi
Chisholm Trail Middle School	Middle	6–8	1.6 mi
Round Rock High School	High	9–12	1.7 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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