

Single Family Residence **RESIDENTIAL**

8527 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$536,677 TopHap Estimate · \$215 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,498 ft²

LIVING AREA

0.17 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$537K

\$516K low

\$557K high

Est. Owner Equity

\$286,827

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$7,131 (2025)
Assessed Value	\$541,599
Previous Assessed	\$525,304
Assessor Market Value	\$541,599

PROPERTY FACTS

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

Patio · 144 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2015	Financing	Warranty Deed			\$210K
Jul 22, 2004	Resale	Warranty Deed	\$181,500	\$73	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.6 mi
Chisholm Trail Middle School	Middle	6–8	1.8 mi
Round Rock High School	High	9–12	1.8 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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