

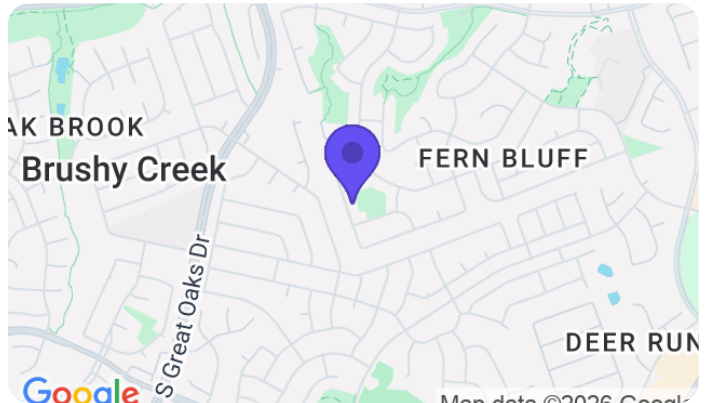
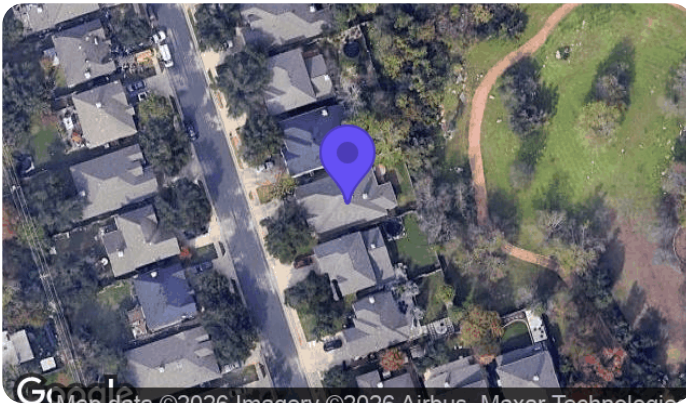
Single Family Residence

RESIDENTIAL

8606 PRIEST RIVER DR

ROUND ROCK, TX 78681

\$447,891 TopHap Estimate · \$236 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,901 ft²

LIVING AREA

0.13 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$448K

\$430K low

\$466K high

Est. Owner Equity

\$287,196

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$6,840 (2025)
Assessed Value	\$478,201
Previous Assessed	\$478,201
Assessor Market Value	\$478,201

PROPERTY FACTS

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

Deck · 210 ft²

Porch · 190 ft²

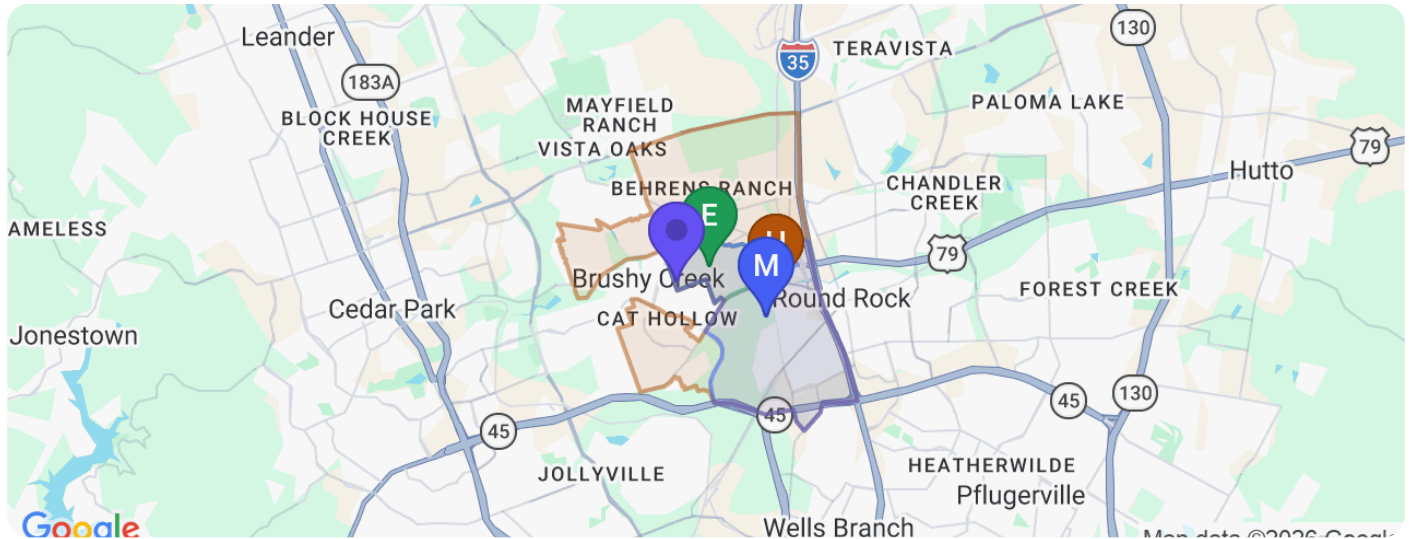
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 31, 2019	Financing	Grant Deed			\$161K
Oct 24, 2019	Financing	Warranty Deed			\$242K
Sep 29, 2004	Financing	Warranty Deed			\$174K
Sep 29, 2004	Non-arms-length	Grant Deed	\$174,000	\$92	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.7 mi
Chisholm Trail Middle School	Middle	6–8	1.8 mi
Round Rock High School	High	9–12	1.9 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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