

Single Family Residence **RESIDENTIAL**

8612 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$452,992 TopHap Estimate · \$224 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

2,020 ft²

LIVING AREA

0.14 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$453K

\$431K low

\$475K high

Est. Owner Equity

\$298,032

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$6,405 (2025)
Assessed Value	\$488,162
Previous Assessed	\$477,793
Assessor Market Value	\$488,162

PROPERTY FACTS

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

Patio · 200 ft²

Porch · 216 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 6, 2019	Financing	Intrafamily Transfer			\$155K
Aug 8, 2013	Financing	Warranty Deed			\$159K
Aug 31, 2005	Financing	Venders Lien			\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.5 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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