

Single Family Residence **RESIDENTIAL**

# 8617 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

**\$507,332** TopHap Estimate · \$211 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**3**

BATHS

**2,402 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$507K**

\$482K low

\$533K high

Est. Owner Equity

**\$277,572**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,836 (2025) |
| Assessed Value        | \$529,509      |
| Previous Assessed     | \$529,509      |
| Assessor Market Value | \$529,509      |

## PROPERTY FACTS

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

Patio · 209 ft²

Porch · 15 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Oct 14, 2013 | Financing | Warranty Deed |           |        | \$223K |
| Apr 30, 2004 | Resale    | Warranty Deed | \$182,000 | \$76   | \$146K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fern Bluff Elementary School | Elementary | PK–5   | 0.6 mi   |
| Chisholm Trail Middle School | Middle     | 6–8    | 1.9 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>72,545</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|