

Single Family Residence **RESIDENTIAL**

8806 PRIEST RIVER DR

ROUND ROCK, TX 78681

\$425,717 TopHap Estimate · \$239 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,780 ft²

LIVING AREA

0.13 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$426K

\$408K low

\$444K high

Est. Owner Equity

\$230,717

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$7,357 (2025)
Assessed Value	\$456,447
Previous Assessed	\$456,447
Assessor Market Value	\$456,447

PROPERTY FACTS

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

Patio · 228 ft²

Porch · 16 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 28, 2018	Financing	Warranty Deed			\$195K
Oct 23, 2006	Financing	Warranty Deed			\$140K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------