

Single Family Residence **RESIDENTIAL**

8313 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$447,702 TopHap Estimate · \$191 / ft² · confidence 94 · as of Jun 23, 2026



2
BATHS

2,342 ft²
LIVING AREA

0.16 ac
LOT SIZE

1992
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$448K

\$421K low

\$475K high

Est. Owner Equity

\$344,452

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$7,890 (2025)
Assessed Value	\$462,127
Previous Assessed	\$409,461
Assessor Market Value	\$462,127

PROPERTY FACTS

Property Type	Single Family Residence
County	WILLIAMSON
Lot (acres)	0.16
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 18 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 9, 2013	Quitclaim	Quit Claim Transfer			
Apr 7, 2006	Financing	Grant Deed			\$103K
May 3, 2005	Non-arms-length	Trustees Deed	\$153,501	\$66	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.3 mi
Round Rock High School	High	9–12	1.5 mi
Chisholm Trail Middle School	Middle	6–8	1.6 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
-----------	-----------------------