

Single Family Residence **RESIDENTIAL**

8603 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$441,478 TopHap Estimate · \$224 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,972 ft²

LIVING AREA

0.15 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$441K

\$417K low

\$466K high

Est. Owner Equity

\$184,478

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$6,647 (2025)
Assessed Value	\$476,547
Previous Assessed	\$476,547
Assessor Market Value	\$476,547

PROPERTY FACTS

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

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 2019	Financing	Venders Lien			\$253K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.6 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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