

Single Family Residence **RESIDENTIAL**

17309 MONTANA FALLS DR

ROUND ROCK, TX 78681

\$483,843 TopHap Estimate · \$226 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

2,142 ft²

LIVING AREA

0.19 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$484K

\$448K low

\$520K high

Est. Owner Equity

\$97,243

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$6,686 (2025)
Assessed Value	\$502,956
Previous Assessed	\$496,211
Assessor Market Value	\$502,956

PROPERTY FACTS

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

Porch · 198 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.6 mi
Chisholm Trail Middle School	Middle	6–8	1.7 mi
Round Rock High School	High	9–12	1.7 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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