

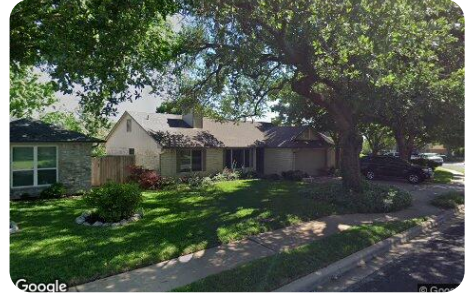
Single Family Residence

RESIDENTIAL

8406 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$371,979 TopHap Estimate · \$216 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,723 ft²

LIVING AREA

0.17 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$372K

\$352K low

\$392K high

Est. Owner Equity

\$371,979

TAX & ASSESSMENT

Property Tax	\$3,210 (2025)
Assessed Value	\$412,146
Previous Assessed	\$400,129
Assessor Market Value	\$412,146

PROPERTY FACTS

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

Patio · 94 ft²

Porch · 15 ft²

CLIMATE RISK

10 FLOOD	39 WILDFIRE	99 HEAT	48 STORM	46 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.4 mi
Round Rock High School	High	9–12	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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