

Single Family Residence **RESIDENTIAL**

# 17303 MONTANA FALLS DR

ROUND ROCK, TX 78681

**\$513,164** TopHap Estimate · \$199 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BATHS

**2,573 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$513K**

\$501K low

\$525K high

Est. Owner Equity

**\$347,954**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,433 (2025) |
| Assessed Value        | \$548,207      |
| Previous Assessed     | \$545,019      |
| Assessor Market Value | \$548,207      |

## PROPERTY FACTS

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

Porch · 227 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN  |
|--------------|-----------|--------------|-------|--------|-------|
| Apr 30, 2019 | Financing | Venders Lien |       |        | \$89K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Fern Bluff Elementary School | Elementary | PK–5   | 0.6 mi   |
| Chisholm Trail Middle School | Middle     | 6–8    | 1.6 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<br>CRIME INDEX | 86<br>AIR POLLUTION | 72,545<br>POPULATION | \$127K<br>MEDIAN IN-COME | 67°F<br>AVG TEMP | 60%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

### OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|