

Single Family Residence **RESIDENTIAL**

8602 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$435,249 TopHap Estimate · \$239 / ft² · confidence 97 · as of Jul 14, 2026



2

BATHS

1,820 ft²

LIVING AREA

0.13 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$435K

\$422K low

\$448K high

Est. Owner Equity

\$337,749

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$6,020 (2025)
Assessed Value	\$463,228
Previous Assessed	\$452,621
Assessor Market Value	\$463,228

PROPERTY FACTS

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

Porch · 166 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2011	Financing	Warranty Deed			\$83K

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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