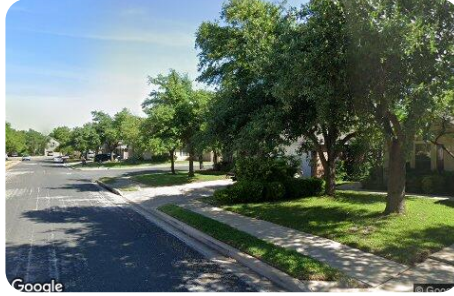


Single Family Residence **RESIDENTIAL**

8612 PRIEST RIVER DR

ROUND ROCK, TX 78681

\$432,547 TopHap Estimate · \$238 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

1,820 ft²

LIVING AREA

0.13 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$433K

\$416K low

\$449K high

Est. Owner Equity

\$144,547

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$6,170 (2025)
Assessed Value	\$488,318
Previous Assessed	\$462,427
Assessor Market Value	\$488,318

PROPERTY FACTS

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

Patio · 428 ft²

Porch · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 5, 2019	Financing	Venders Lien			\$289K
Dec 2, 2015	Financing	Warranty Deed			\$242K
Jul 1, 2009	Financing	Venders Lien			\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.7 mi
Chisholm Trail Middle School	Middle	6–8	1.8 mi
Round Rock High School	High	9–12	1.9 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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