

Single Family Residence **RESIDENTIAL**

# 8305 HILLROCK DR

ROUND ROCK, TX 78681

**\$340,940** TopHap Estimate · \$198 / ft<sup>2</sup> · confidence 77 · as of Jul 14, 2026



**2.5**

BATHS

**1,724 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1992**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$341K**

\$262K low

\$420K high

Last Sale

**\$424,935 · Oct 17, 2025**

Est. Owner Equity

**\$21,440**

Loan-to-Value

**93%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,930 (2024) |
| Assessed Value        | \$441,017      |
| Previous Assessed     | \$422,500      |
| Assessor Market Value | \$441,017      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILLIAMSON              |
| Lot (acres)   | 0.16                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 269 ft²

Porch · 28 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Mar 31, 2026 | Financing         | Intrafamily Transfer |           |        |        |
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| Oct 17, 2025 | Financing         | Venders Lien         |           |        | \$320K |
| Feb 20, 2014 | Financing         | Warranty Deed        |           |        | \$191K |
| Mar 11, 2010 | Financing         | Warranty Deed        |           |        | \$165K |
| Apr 20, 2006 | Financing         | Venders Lien         |           |        | \$114K |
| Jan 16, 2006 | Recorded document | Warranty Deed        |           |        |        |
| Jan 3, 2006  | Non-arms-length   | Trustees Deed        | \$130,068 | \$75   |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Brushy Creek Elementary School | Elementary | PK–5   | 0.6 mi   |
| Cedar Valley Middle School     | Middle     | 6–8    | 1.2 mi   |
| McNeil High School             | High       | 9–12   | 4.1 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>44</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>72,545</div> <div>POPULATION</div> | <div>\$127K</div> <div>MEDIAN IN-COME</div> | <div>67°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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