

Single Family Residence **RESIDENTIAL**

8514 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

\$452,718 TopHap Estimate · \$189 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

2,396 ft²

LIVING AREA

0.19 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$453K

\$423K low

\$482K high

Est. Owner Equity

\$137,718

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,088 (2025)
Assessed Value	\$476,421
Previous Assessed	\$469,951
Assessor Market Value	\$476,421

PROPERTY FACTS

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

Patio · 200 ft²

Porch · 24 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.5 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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