

Single Family Residence **RESIDENTIAL**

# 8529 COLUMBIA FALLS DR

ROUND ROCK, TX 78681

**\$537,416** TopHap Estimate · \$227 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2.5**

BATHS

**2,370 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$537K**

\$520K low

\$555K high

Last Sale

**\$351,400 · Jun 28, 2016**

Est. Owner Equity

**\$537,416**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,096 (2024) |
| Assessed Value        | \$523,024      |
| Previous Assessed     | \$475,476      |
| Assessor Market Value | \$538,539      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILLIAMSON              |
| Lot (acres)   | 0.23                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 212 ft²

Porch · 30 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Jun 24, 2016 | Financing | Venders Lien  |       |        | \$281K |
| Aug 27, 2009 | Financing | Warranty Deed |       |        | \$162K |

## 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|