

Single Family Residence **RESIDENTIAL**

17602 COLUMBIA FALLS CV

ROUND ROCK, TX 78681

\$524,003 TopHap Estimate · \$173 / ft² · confidence 97 · as of Jul 14, 2026



2

BATHS

3,032 ft²

LIVING AREA

0.16 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$524K

\$508K low

\$540K high

Est. Owner Equity

\$334,735

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$7,118 (2025)
Assessed Value	\$554,724
Previous Assessed	\$524,431
Assessor Market Value	\$554,724

PROPERTY FACTS

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

Patio · 80 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	1.7 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
-----------	----------------