

Single Family Residence **RESIDENTIAL**  
TX



**4**  
BEDS

**3**  
BATHS

**2,287 ft²**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**2023**  
YEAR BUILT

**2**  
STORIES

**1**  
PARKING

TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$833 (2024) |
| Assessed Value        | \$351,547    |
| Previous Assessed     | \$262,947    |
| Assessor Market Value | \$351,547    |

PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Guadalupe               |
| Lot (acres)   | 0.12                    |
| Construction  | Brick                   |

|            |                            |
|------------|----------------------------|
| Foundation | Mat/Raft Foundation (Slab) |
| Roof       | Composition Shingle        |
| Heating    | Central                    |
| Cooling    | Central                    |
| Garage     | Garage, Attached           |

Porch · 156 ft²

Sprinklers

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|-------------|-----------|--------------|-------|--------|--------|
| Mar 8, 2024 | Financing | Venders Lien |       |        | \$348K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Canyon Middle School             | Middle     | 6–8    | 1.8 mi   |
| Farias-Spitzer Elementary School | Elementary | PK–5   | 2.1 mi   |
| Canyon High School               | High       | 9–12   | 2.2 mi   |

District: Comal 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.

## OWNERSHIP

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