

Duplex (2 Units, Any Combination)

RESIDENTIAL

TX



3

BEDS

2

BATHS

2,232 ft<sup>2</sup>

LIVING AREA

0.16 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

4

PARKING

TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$412 (2024) |
| Assessed Value        | \$405,900    |
| Previous Assessed     | \$146,555    |
| Assessor Market Value | \$405,900    |

PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | Guadalupe                         |
| Lot (acres)   | 0.15                              |
| Construction  | Stone                             |

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

Porch · 60 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|-------------|-----------|--------------|-------|--------|--------|
| May 8, 2024 | Financing | Venders Lien |       |        | \$279K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Klein Road Elementary School | Elementary | KG–5   | 1.6 mi   |
| New Braunfels Middle School  | Middle     | 6–8    | 2.1 mi   |
| New Braunfels High School    | High       | 10–12  | 6.0 mi   |

District: New Braunfels 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 | Absentee owner |
|-----------|----------------|