

Single Family Residence **RESIDENTIAL**

TX

\$451,478 TopHap Estimate · \$191 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,360 ft²
LIVING AREA

0.22 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$451K

\$418K low

\$485K high

Est. Owner Equity

\$54,478

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$199 (2024)
Assessed Value	\$454,702
Previous Assessed	\$38,426
Assessor Market Value	\$454,702

PROPERTY FACTS

Property Type	Single Family Residence
County	Guadalupe
Lot (acres)	0.22
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached

Porch · 132 ft²

CLIMATE RISK

71
FLOOD

55
WILDFIRE

99
HEAT

47
STORM

30
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2024	Financing	Venders Lien			\$397K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farias-Spitzer Elementary School	Elementary	PK–5	1.4 mi
Canyon Middle School	Middle	6–8	1.4 mi
Canyon High School	High	9–12	1.6 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

Absentee owner