

Single Family Residence **RESIDENTIAL**

TX

**\$384,883** TopHap Estimate · \$204 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**1,884 ft<sup>2</sup>**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$385K**

\$358K low

\$412K high

Est. Owner Equity

**\$0**

Loan-to-Value

**105%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$144 (2024) |
| Assessed Value        | \$398,774    |
| Previous Assessed     | \$27,888     |
| Assessor Market Value | \$398,774    |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Guadalupe                  |
| Lot (acres)   | 0.12                       |
| Construction  | Brick                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Yes                        |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |

Porch · 215 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   |
|--------------|-----------|-----------------------|-------|--------|--------|
| Aug 29, 2024 | Financing | Venders Lien          |       |        | \$416K |
| Apr 8, 2024  | Financing | Special Warranty Deed |       |        |        |

## 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 | Owner occupied |
|-----------|----------------|