

Single Family Residence **RESIDENTIAL**

TX

**\$353,531** TopHap Estimate · \$157 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**2,255 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**2**  
STORIES

**1**  
PARKING

## VALUATION

**\$354K**

\$330K low

\$377K high

Est. Owner Equity

**\$29,519**

Loan-to-Value

**92%**

## TAX & ASSESSMENT

|                       |             |
|-----------------------|-------------|
| Property Tax          | \$83 (2024) |
| Assessed Value        | \$325,107   |
| Previous Assessed     | \$26,247    |
| Assessor Market Value | \$325,107   |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Guadalupe                  |
| Lot (acres)   | 0.11                       |
| Construction  | Stone                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Garage, Attached           |

Patio · 104 ft²

Porch · 50 ft²

Sprinklers

## 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   |
|--------------|-----------|--------------|-------|--------|--------|
| Nov 18, 2024 | Financing | Venders Lien |       |        | \$324K |

## 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**