

Residential (General/Single) **RESIDENTIAL**

TX

**\$280,481** TopHap Estimate · \$181 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,546 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**1**  
STORIES

**1**  
PARKING

## VALUATION

**\$280K**

\$266K low

\$295K high

Est. Owner Equity

**\$3,589**

Loan-to-Value

**99%**

## TAX & ASSESSMENT

|                       |             |
|-----------------------|-------------|
| Property Tax          | \$83 (2024) |
| Assessed Value        | \$177,586   |
| Previous Assessed     | \$26,247    |
| Assessor Market Value | \$177,586   |

## PROPERTY FACTS

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

Patio · 112 ft²

Porch · 60 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   |
|--------------|-----------|--------------|-------|--------|--------|
| Feb 27, 2025 | Financing | Venders Lien |       |        | \$277K |

## 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 |
|-----------|----------------|