

Residential (General/Single) **RESIDENTIAL**

TX



4

BEDS

3

BATHS

1,585 ft²

LIVING AREA

0.19 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

2

PARKING

TAX & ASSESSMENT

Property Tax	\$111 (2024)
Assessed Value	\$86,205
Previous Assessed	\$35,145
Assessor Market Value	\$86,205

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Guadalupe
Lot (acres)	0.19
Construction	Brick

Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Attached

Patio · 81 ft²

Porch · 40 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
Mar 10, 2025	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

Absentee owner