

Single Family Residence **RESIDENTIAL**

20686 TIMBER ROSE

GARDEN RIDGE, TX 78266

\$599,885 TopHap Estimate · \$137 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

4,381 ft²

LIVING AREA

1.49 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$600K

\$556K low

\$643K high

Est. Owner Equity

\$108,942

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$6,519 (2024)
Assessed Value	\$689,670
Previous Assessed	\$668,774
Assessor Market Value	\$689,670

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	1.49
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 325 ft²

CLIMATE RISK

1
FLOOD

53
WILDFIRE

100
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2025	Financing	Venders Lien			\$491K
Aug 13, 2024	Financing	Venders Lien			\$492K
Dec 31, 2019	Financing	Venders Lien			\$348K
Jul 21, 2015	Financing	Venders Lien			\$416K
Jul 11, 2014	Quitclaim	Quit Claim Transfer			
Jul 22, 2005	Financing	Warranty Deed			\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Ridge Elementary School	Elementary	PK–5	0.5 mi
Davenport High School	High	9–12	1.5 mi
Danville Middle School	Middle	6–8	3.5 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.

NEIGHBORHOOD · ZIP 78266

40 CRIME INDEX	76 AIR POLLUTION	14,517 POPULATION	\$112K MEDIAN IN-COME	68°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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