

Single Family Residence **RESIDENTIAL**

TX

**\$266,018** TopHap Estimate · \$200 / ft<sup>2</sup> · confidence 92 · as of Jun 23, 2026



**3**  
BEDS

**2**  
BATHS

**1,327 ft<sup>2</sup>**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**2022**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$266K**

\$245K low

\$287K high

Est. Owner Equity

**\$3,166**

Loan-to-Value

**99%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$840 (2024) |
| Assessed Value        | \$259,107    |
| Previous Assessed     | \$265,203    |
| Assessor Market Value | \$259,107    |

## 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           |
| Pool          | No                         |

Patio · 100 ft²

Porch · 258 ft²

Sprinklers

## CLIMATE RISK

58

FLOOD

54

WILDFIRE

99

HEAT

47

STORM

26

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| Jul 22, 2022 | Financing         | Venders Lien  |       |        | \$263K |
| Jan 2, 2008  | Recorded document | Warranty Deed |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Farias-Spitzer Elementary School | Elementary | PK–5   | 1.4 mi   |
| Canyon Middle School             | Middle     | 6–8    | 1.5 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**