

Duplex (2 Units, Any Combination) **RESIDENTIAL**

TX



**1,864 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**1970**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

**TAX & ASSESSMENT**

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,893 (2024) |
| Assessed Value        | \$181,582      |
| Previous Assessed     | \$230,000      |
| Assessor Market Value | \$275,000      |

**PROPERTY FACTS**

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | Guadalupe                         |
| Lot (acres)   | 0.17                              |
| Construction  | Brick                             |

|            |                       |
|------------|-----------------------|
| Foundation | Concrete              |
| Roof       | Composition Shingle   |
| Heating    | Central               |
| Cooling    | Central               |
| Garage     | Carport (Unspecified) |
| Pool       | No                    |

Patio · 12 ft²

Porch · 24 ft²

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Weinert Elementary School | Elementary | KG–5   | 0.3 mi   |
| Seguin High School        | High       | 9–12   | 0.9 mi   |
| Jim Barnes Middle School  | Middle     | 6–8    | 2.0 mi   |

District: Seguin 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 |
|-----------|----------------|