

Single Family Residence **RESIDENTIAL**

19802 REGENCY RUN

GARDEN RIDGE, TX 78266

\$772,101 TopHap Estimate · \$205 / ft² · confidence 93 · as of Jul 14, 2026



4

BATHS

3,762 ft²

LIVING AREA

0.75 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$772K

\$719K low

\$825K high

Est. Owner Equity

\$390,051

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$5,578 (2024)
Assessed Value	\$690,070
Previous Assessed	\$661,671
Assessor Market Value	\$690,070

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.75
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 408 ft²

CLIMATE RISK

1 FLOOD	55 WILDFIRE	100 HEAT	46 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2006	Recorded document	Warranty Deed			
Sep 21, 2004	Financing	Warranty Deed			\$315K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Ridge Elementary School	Elementary	PK–5	1.3 mi
Davenport High School	High	9–12	2.4 mi
Danville Middle School	Middle	6–8	2.8 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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