

Single Family Residence

RESIDENTIAL

19808 REGENCY RUN

GARDEN RIDGE, TX 78266

\$736,474 TopHap Estimate · \$263 / ft² · confidence 95 · as of Jul 14, 2026

3

BATHS

2,796 ft²

LIVING AREA

0.75 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$736K

\$698K low

\$775K high

Est. Owner Equity

\$279,474

Loan-to-Value

62%

TAX & ASSESSMENT

Assessed Value

\$661,900

Previous Assessed

\$646,048

Assessor Market Value

\$661,900

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

Patio · 640 ft²

Porch · 192 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
Oct 1, 2013	Financing	Venders Lien			\$387K
Oct 15, 2012	Quitclaim	Quit Claim Transfer			
Mar 9, 2012	Financing	Venders Lien			\$266K
Jul 16, 2010	Financing	Warranty Deed			\$374K
Nov 13, 2006	Financing	Warranty Deed			\$286K
Jun 18, 2004	Financing	Warranty Deed			\$39K

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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