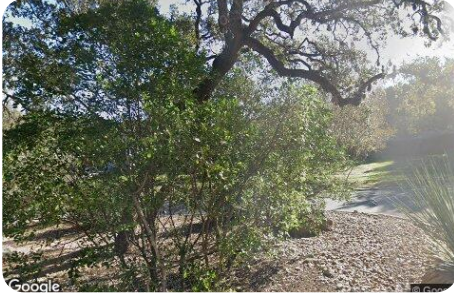


Single Family Residence **RESIDENTIAL**

20114 REGENCY RUN

GARDEN RIDGE, TX 78266

\$788,383 TopHap Estimate · \$175 / ft² · confidence 91 · as of Jul 14, 2026



4

BATHS

4,500 ft²

LIVING AREA

0.76 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$788K

\$714K low

\$863K high

Est. Owner Equity

\$338,383

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$12,615 (2024)
Assessed Value	\$766,010
Previous Assessed	\$766,310
Assessor Market Value	\$766,010

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.76
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 160 ft²

Porch · 226 ft²

Guest house

CLIMATE RISK

1 FLOOD	54 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 14, 2025	Financing	Venders Lien			\$450K
Jun 20, 2005	Financing	Grant Deed			\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Ridge Elementary School	Elementary	PK–5	1.1 mi
Davenport High School	High	9–12	2.2 mi
Danville Middle School	Middle	6–8	2.9 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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