

Single Family Residence **RESIDENTIAL**

# 20202 REGENCY RUN

GARDEN RIDGE, TX 78266

**\$667,213** TopHap Estimate · \$201 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BATHS

**3,317 ft<sup>2</sup>**

LIVING AREA

**0.75 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$667K**

\$627K low

\$707K high

Est. Owner Equity

**\$292,588**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$627,380 |
| Previous Assessed     | \$603,634 |
| Assessor Market Value | \$627,380 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Comal                   |
| Lot (acres)   | 0.75                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Patio · 435 ft²

Porch · 748 ft²

## CLIMATE RISK

**1**  
FLOOD

**55**  
WILDFIRE

**100**  
HEAT

**46**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------|--------|--------|
| Jun 22, 2015 | Financing         | Grant Deed          |       |        | \$375K |
| Apr 14, 2015 | Recorded document | Warranty Deed       |       |        |        |
| Sep 13, 2012 | Quitclaim         | Quit Claim Transfer |       |        |        |
| Nov 19, 2004 | Recorded document | Grant Deed          |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Garden Ridge Elementary School | Elementary | PK–5   | 1.1 mi   |
| Davenport High School          | High       | 9–12   | 2.1 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<br>CRIME INDEX | 76<br>AIR POLLUTION | 14,517<br>POPULATION | \$112K<br>MEDIAN IN-COME | 68°F<br>AVG TEMP | 60%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|