

Single Family Residence **RESIDENTIAL**

20214 REGENCY RUN

GARDEN RIDGE, TX 78266

\$706,508 TopHap Estimate · \$200 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

3,527 ft²

LIVING AREA

0.78 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$707K

\$665K low

\$748K high

Est. Owner Equity

\$220,508

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$8,044 (2024)
Assessed Value	\$641,490
Previous Assessed	\$642,110
Assessor Market Value	\$641,490

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.78
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 205 ft²

CLIMATE RISK

1
FLOOD

56
WILDFIRE

100
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2020	Financing	Venders Lien			\$486K
Aug 15, 2018	Recorded document	Grant Deed			
Jul 29, 2016	Financing	Warranty Deed			\$329K
Nov 30, 2011	Financing	Warranty Deed			\$405K
May 3, 2011	Non-arms-length	Trustees Deed	\$185,677	\$53	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Ridge Elementary School	Elementary	PK–5	1.0 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 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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