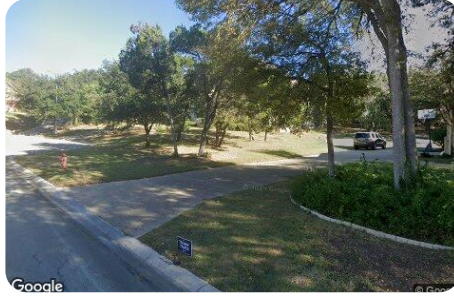


Single Family Residence **RESIDENTIAL**

20326 REGENCY RUN

GARDEN RIDGE, TX 78266

\$708,860 TopHap Estimate · \$193 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

3,667 ft²

LIVING AREA

0.75 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$709K

\$670K low

\$748K high

Est. Owner Equity

\$496,360

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$8,049 (2024)
Assessed Value	\$648,256
Previous Assessed	\$644,279
Assessor Market Value	\$648,256

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 · 220 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
Apr 25, 2022	Financing	Intrafamily Transfer			
Feb 3, 2012	Financing	Warranty Deed			\$213K
Jul 14, 2004	Financing	Warranty Deed			\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Ridge Elementary School	Elementary	PK–5	0.9 mi
Davenport High School	High	9–12	1.9 mi

Danville Middle School	Middle	6–8	2.9 mi
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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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