

Single Family Residence **RESIDENTIAL**

20344 REGENCY RUN

GARDEN RIDGE, TX 78266

\$796,105 TopHap Estimate · \$198 / ft² · confidence 92 · as of Jul 14, 2026



4

BATHS

4,030 ft²

LIVING AREA

0.77 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$796K

\$733K low

\$859K high

Est. Owner Equity

\$471,342

Loan-to-Value

44%

TAX & ASSESSMENT

Assessed Value	\$708,650
Previous Assessed	\$681,289
Assessor Market Value	\$708,650

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.77
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 178 ft²

CLIMATE RISK

1
FLOOD

54
WILDFIRE

100
HEAT

46
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2004	Financing	Grant Deed			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Ridge Elementary School	Elementary	PK–5	0.8 mi
Davenport High School	High	9–12	1.9 mi
Danville Middle School	Middle	6–8	3.0 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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