

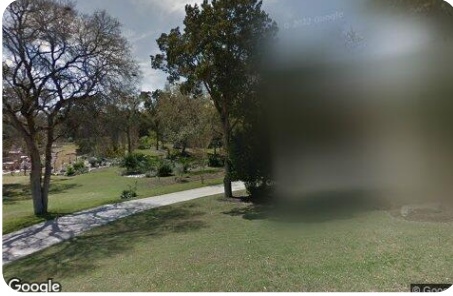
Single Family Residence

RESIDENTIAL

20009 REGENCY RUN

GARDEN RIDGE, TX 78266

\$766,628 TopHap Estimate · \$204 / ft² · confidence 93 · as of Jul 14, 2026



4

BATHS

3,751 ft²

LIVING AREA

0.75 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$767K

\$709K low

\$824K high

Est. Owner Equity

\$466,628

Loan-to-Value

42%

TAX & ASSESSMENT

Assessed Value	\$647,810
Previous Assessed	\$646,710
Assessor Market Value	\$647,810

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 · 120 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
Feb 12, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Ridge Elementary School	Elementary	PK–5	1.2 mi
Davenport High School	High	9–12	2.3 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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