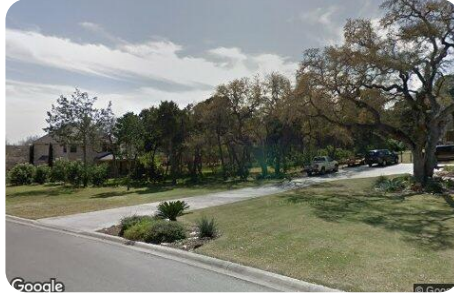


Single Family Residence **RESIDENTIAL**

20003 REGENCY RUN

GARDEN RIDGE, TX 78266

\$758,085 TopHap Estimate · \$225 / ft² · confidence 88 · as of Jul 14, 2026



4

BATHS

3,368 ft²

LIVING AREA

0.75 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$758K

\$671K low

\$845K high

Est. Owner Equity

\$0

Loan-to-Value

112%

TAX & ASSESSMENT

Assessed Value	\$697,040
Previous Assessed	\$698,240
Assessor Market Value	\$697,040

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	Yes

Patio · 126 ft²

Porch · 190 ft²

Outdoor kitchen

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, 2021	Financing	Venders Lien			\$850K

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
-----------	----------------