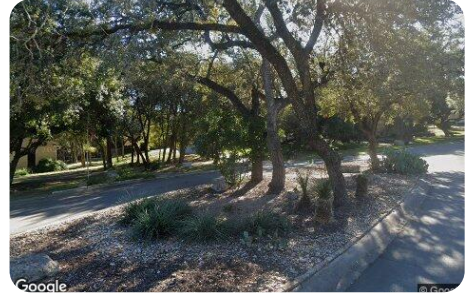
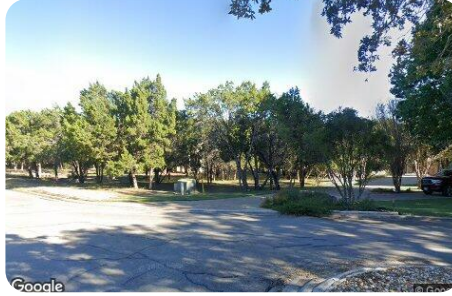


Single Family Residence **RESIDENTIAL**

20220 REGENCY RUN

GARDEN RIDGE, TX 78266

\$815,167 TopHap Estimate · \$264 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

3,093 ft²

LIVING AREA

1.15 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$815K

\$759K low

\$871K high

Est. Owner Equity

\$611,167

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$5,729 (2024)
Assessed Value	\$742,480
Previous Assessed	\$711,934
Assessor Market Value	\$742,480

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	1.15
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 176 ft²

Patio · 1,064 ft²

Porch · 600 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
May 18, 2012	Financing	Venders Lien			\$365K
Jun 8, 2004	Financing	Warranty Deed			\$271K

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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