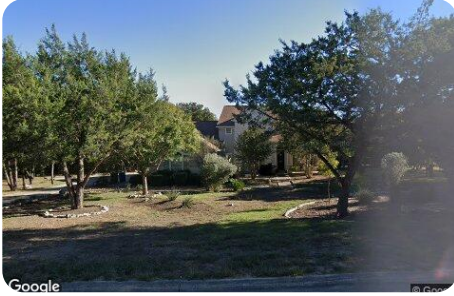


Single Family Residence **RESIDENTIAL**

20302 REGENCY RUN

GARDEN RIDGE, TX 78266

\$840,843 TopHap Estimate · \$224 / ft² · confidence 94 · as of Jul 14, 2026



4

BATHS

3,748 ft²

LIVING AREA

1.09 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$841K

\$792K low

\$890K high

Est. Owner Equity

\$355,843

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$5,764 (2024)
Assessed Value	\$715,410
Previous Assessed	\$714,300
Assessor Market Value	\$715,410

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	1.09
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 238 ft²

Patio · 425 ft²

Porch · 342 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
Jun 27, 2024	Financing	Venders Lien			\$485K
Jan 24, 2011	Quitclaim	Quit Claim Transfer			
Apr 30, 2008	Recorded document	Warranty Deed			
Jul 6, 2004	Financing	Warranty Deed			\$52K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Ridge Elementary School	Elementary	PK–5	1.0 mi
Davenport High School	High	9–12	2.0 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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