

Duplex (2 Units, Any Combination) **RESIDENTIAL**

TX



1,920 ft²
LIVING AREA

0.37 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

2
PARKING

TAX & ASSESSMENT

Property Tax	\$980 (2024)
Assessed Value	\$300,300
Previous Assessed	\$327,300
Assessor Market Value	\$300,300

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Guadalupe
Lot (acres)	0.37
Construction	Brick

Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Porch · 48 ft²

CLIMATE RISK

1
FLOOD

54
WILDFIRE

99
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 16, 2020	Recorded document	Correction Deed			
Sep 18, 2020	Recorded document	Warranty Deed			
Feb 11, 2005	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clear Spring Elementary School	Elementary	PK–5	1.0 mi
Canyon Middle School	Middle	6–8	4.2 mi
Canyon High School	High	9–12	4.3 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.

OWNERSHIP

Occupancy

Absentee owner