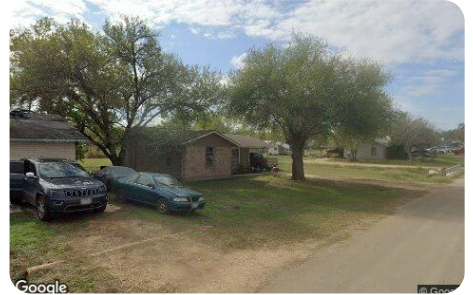


Single Family Residence **RESIDENTIAL**

TX

\$264,867 TopHap Estimate · \$96 / ft² · confidence 95 · as of Jul 14, 2026



2,747 ft²
LIVING AREA

0.24 ac
LOT SIZE

1976
YEAR BUILT

VALUATION

\$265K

\$251K low

\$279K high

Est. Owner Equity

\$264,867

TAX & ASSESSMENT

Property Tax	\$1,616 (2024)
Assessed Value	\$197,570
Previous Assessed	\$188,990

Assessor Market Value

\$197,570

PROPERTY FACTS

Property Type	Single Family Residence
County	Gonzales
Lot (acres)	0.24
Heating	None
Pool	No

Porch · 136 ft²

CLIMATE RISK

17
FLOOD

57
WILDFIRE

98
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Nixon-Smiley Middle School	Middle	5–8	0.3 mi
Nixon-Smiley High School	High	9–12	0.3 mi
Nixon Smiley Elementary School	Elementary	PK–4	7.5 mi

District: Nixon-Smiley Consolidated 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

Owner occupied