

Single Family Residence **RESIDENTIAL**

TX



4
BEDS

3
BATHS

2,097 ft²
LIVING AREA

0.13 ac
LOT SIZE

2022
YEAR BUILT

2
STORIES

2
PARKING

TAX & ASSESSMENT

Property Tax	\$972 (2024)
Assessed Value	\$309,697
Previous Assessed	\$306,999
Assessor Market Value	\$309,697

PROPERTY FACTS

Property Type	Single Family Residence
County	Guadalupe
Lot (acres)	0.13
Construction	Brick

Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	No

Patio · 100 ft²

Porch · 212 ft²

CLIMATE RISK

1 FLOOD	53 WILDFIRE	99 HEAT	47 STORM	26 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2022	Financing	Venders Lien			\$375K
May 11, 2011	Recorded document	Grant Deed			
Feb 2, 2010	Non-arms-length	Trustees Deed	\$527,000	\$251	
Aug 30, 2009	Financing	Loan Modification			\$527K
Apr 15, 2009	Resale	Trustees Deed	\$200,000	\$95	
May 30, 2009	Financing	Loan Modification			\$550K
Jul 30, 2008	Financing	Loan Modification			\$550K
Apr 8, 2005	Recorded document	Warranty Deed			
Apr 14, 2005	Financing	Warranty Deed			\$2.7M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farias-Spitzer Elementary School	Elementary	PK–5	1.5 mi
Canyon Middle School	Middle	6–8	1.5 mi
Canyon High School	High	9–12	1.7 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