

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

TX



**3**  
BEDS

**2**  
BATHS

**2,364 ft²**  
LIVING AREA

**0.23 ac**  
LOT SIZE

**2022**  
YEAR BUILT

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$8,289 (2024)</b> |
| Assessed Value        | <b>\$356,489</b>      |
| Previous Assessed     | <b>\$433,500</b>      |
| Assessor Market Value | <b>\$356,489</b>      |

## PROPERTY FACTS

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| County        | <b>Guadalupe</b>                         |
| Lot (acres)   | <b>0.23</b>                              |
| Foundation    | <b>Mat/Raft Foundation (Slab)</b>        |

|         |                            |
|---------|----------------------------|
| Roof    | <b>Composition Shingle</b> |
| Heating | <b>None</b>                |
| Cooling | <b>Central</b>             |
| Pool    | <b>No</b>                  |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------|-------|--------------------|--------|
| <b>Oct 27, 2022</b> | Financing         | Venders Lien  |       |                    | \$334K |
| <b>Apr 8, 2016</b>  | Recorded document | Warranty Deed |       |                    |        |
| <b>Dec 29, 2015</b> | Recorded document | Warranty Deed |       |                    |        |
| <b>Sep 9, 2011</b>  | Recorded document | Grant Deed    |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| <b>Vogel Elementary School</b>          | Elementary | KG–5   | 1.0 mi   |
| <b>A.J. Briesemeister Middle School</b> | Middle     | 6–8    | 1.8 mi   |
| <b>Seguin High School</b>               | High       | 9–12   | 2.9 mi   |

District: Seguin 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 | <b>Absentee owner</b> |
|-----------|-----------------------|