

Rural Residence

RESIDENTIAL

TX

**\$376,237**

TopHap Estimate · \$327 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026

**1,152 ft<sup>2</sup>**

LIVING AREA

**172.29 ac**

LOT SIZE

## VALUATION

**\$376K**

\$305K low

\$447K high

Est. Owner Equity

**\$376,237**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$269 (2024)</b> |
| Assessed Value        | <b>\$20,590</b>     |
| Previous Assessed     | <b>\$19,370</b>     |
| Assessor Market Value | <b>\$1,889,130</b>  |

## PROPERTY FACTS

|               |                        |
|---------------|------------------------|
| Property Type | <b>Rural Residence</b> |
| County        | <b>Gonzales</b>        |
| Lot (acres)   | <b>172.29</b>          |
| Heating       | <b>None</b>            |

Pool

No

## CLIMATE RISK

99

FLOOD

52

WILDFIRE

99

HEAT

46

STORM

26

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Nixon-Smiley High School       | High       | 9–12   | 16.1 mi  |
| Nixon-Smiley Middle School     | Middle     | 5–8    | 16.3 mi  |
| Nixon Smiley Elementary School | Elementary | PK–4   | 17.2 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

Absentee owner