

Single Family Residence **RESIDENTIAL**

TX



**4**  
BATHS

**1,739 ft²**  
LIVING AREA

**0.22 ac**  
LOT SIZE

**2022**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$897 (2024)</b> |
| Assessed Value        | <b>\$300,272</b>    |
| Previous Assessed     | <b>\$288,747</b>    |
| Assessor Market Value | <b>\$300,272</b>    |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | <b>Single Family Residence</b>    |
| County        | <b>Guadalupe</b>                  |
| Lot (acres)   | <b>0.22</b>                       |
| Foundation    | <b>Mat/Raft Foundation (Slab)</b> |

|         |                     |
|---------|---------------------|
| Roof    | Composition Shingle |
| Heating | Central             |
| Cooling | Central             |
| Garage  | Garage, Attached    |
| Pool    | No                  |

Patio · 120 ft²

Sprinklers

## CLIMATE RISK

**32**

FLOOD

**31**

WILDFIRE

**99**

HEAT

**47**

STORM

**26**

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED            | PRICE | \$/FT² | LOAN   |
|---------------------|-------------------|-----------------|-------|--------|--------|
| <b>Jul 24, 2023</b> | Financing         | Venders Lien    |       |        | \$289K |
| <b>Jan 23, 2015</b> | Recorded document | Correction Deed |       |        |        |
| <b>Feb 3, 2004</b>  | Recorded document | Trustees Deed   |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| <b>Clear Spring Elementary School</b> | Elementary | PK–5   | 1.2 mi   |
| <b>Canyon Middle School</b>           | Middle     | 6–8    | 3.1 mi   |
| <b>Canyon High School</b>             | High       | 9–12   | 3.7 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

**Owner occupied**