

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

TX



**1,688 ft²**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**1950**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$363 (2024)</b> |
| Assessed Value        | <b>\$105,303</b>    |
| Previous Assessed     | <b>\$120,072</b>    |
| Assessor Market Value | <b>\$105,303</b>    |

## PROPERTY FACTS

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| County        | <b>Guadalupe</b>                         |
| Lot (acres)   | <b>0.17</b>                              |
| Foundation    | <b>Mat/Raft Foundation (Slab)</b>        |

|           |                         |
|-----------|-------------------------|
| Heating   | <b>Central</b>          |
| Cooling   | <b>Central</b>          |
| Fireplace | <b>Yes</b>              |
| Garage    | <b>Garage, Detached</b> |
| Pool      | <b>No</b>               |

Patio · 84 ft²

Porch · 24 ft²

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|---------------------|-----------|---------------|-------|--------|--------|
| <b>Jun 6, 2022</b>  | Financing | Venders Lien  |       |        | \$115K |
| <b>Dec 15, 2006</b> | Financing | Warranty Deed |       |        | \$200K |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| <b>Canyon Middle School</b>             | Middle     | 6–8    | 1.3 mi   |
| <b>Farias-Spitzer Elementary School</b> | Elementary | PK–5   | 1.7 mi   |
| <b>Canyon High School</b>               | High       | 9–12   | 1.8 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 | <b>Owner occupied</b> |
|-----------|-----------------------|