

Rural Residence

RESIDENTIAL

TX



3

BEDS

2

BATHS

1,924 ft<sup>2</sup>

LIVING AREA

30.75 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,380 (2024) |
| Assessed Value        | \$585,563      |
| Previous Assessed     | \$629,492      |
| Assessor Market Value | \$585,563      |

PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Rural Residence    |
| County        | Guadalupe          |
| Lot (acres)   | 30.75              |
| Foundation    | Wood (Unspecified) |

|         |                     |
|---------|---------------------|
| Roof    | Composition Shingle |
| Heating | None                |
| Pool    | No                  |

Deck · 110 ft²

Patio · 225 ft²

## CLIMATE RISK

**87**  
FLOOD

**58**  
WILDFIRE

**99**  
HEAT

**47**  
STORM

**30**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------|-------|--------|------|
| Mar 21, 2022 | Financing | Warranty Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Bowie Elementary School | Elementary | KG–5   | 4.6 mi   |
| San Marcos High School  | High       | 9–12   | 5.0 mi   |
| Goodnight Middle School | Middle     | 6–8    | 6.7 mi   |

District: San Marcos 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 | Owner occupied |
|-----------|----------------|