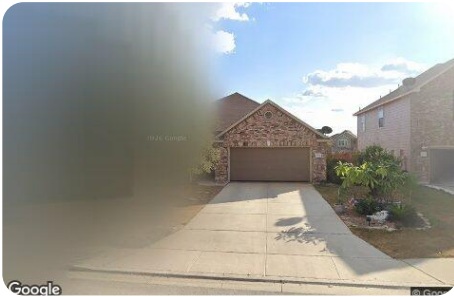


Single Family Residence **RESIDENTIAL**

TX

**\$291,353** TopHap Estimate · \$146 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**1,995 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**2013**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

**VALUATION**

**\$291K**

\$275K low

\$308K high

|                   |                  |
|-------------------|------------------|
| Est. Owner Equity | <b>\$183,753</b> |
| Loan-to-Value     | <b>36%</b>       |

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$594 (2024) |
| Assessed Value        | \$297,804    |
| Previous Assessed     | \$328,645    |
| Assessor Market Value | \$297,804    |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Guadalupe                  |
| Lot (acres)   | 0.17                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Deck · 240 ft²

Porch · 144 ft²

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Canyon Middle School             | Middle     | 6–8    | 1.5 mi   |
| Farias-Spitzer Elementary School | Elementary | PK–5   | 1.8 mi   |
| Canyon High School               | High       | 9–12   | 1.9 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 |
|-----------|----------------|