

Duplex (2 Units, Any Combination)

RESIDENTIAL

TX



2,738 ft<sup>2</sup>

LIVING AREA

0.23 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

3

PARKING

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,435 (2024) |
| Assessed Value        | \$470,500      |
| Previous Assessed     | \$477,100      |
| Assessor Market Value | \$470,500      |

PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | Guadalupe                         |
| Lot (acres)   | 0.23                              |
| Construction  | Stone                             |

|            |                            |
|------------|----------------------------|
| Foundation | Mat/Raft Foundation (Slab) |
| Roof       | Composition Shingle        |
| Heating    | None                       |
| Cooling    | Package                    |
| Garage     | Garage, Attached           |
| Pool       | No                         |

Patio · 16 ft²

Porch · 490 ft²

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Canyon Middle School             | Middle     | 6–8    | 1.6 mi   |
| Farias-Spitzer Elementary School | Elementary | PK–5   | 2.0 mi   |
| Canyon High School               | High       | 9–12   | 2.1 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 |
|-----------|----------------|