

Duplex (2 Units, Any Combination) **RESIDENTIAL**

TX



2,738 ft²
LIVING AREA

0.19 ac
LOT SIZE

2016
YEAR BUILT

1
STORIES

3
PARKING

TAX & ASSESSMENT

Property Tax	\$1,511 (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)	0.19
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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 13, 2022	Financing	Special Warranty Deed			
Sep 22, 2016	Financing	Venders Lien			\$254K

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	Absentee owner
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