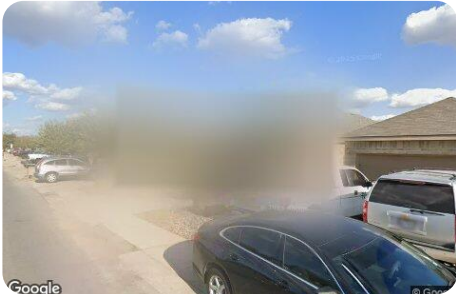


Duplex (2 Units, Any Combination)

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

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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