

Single Family Residence

**RESIDENTIAL**

TX

**\$275,597** TopHap Estimate · \$188 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,468 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**2020**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$276K**

**\$257K low**

**\$294K high**

Est. Owner Equity

**\$53,284**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$898 (2024) |
| Assessed Value        | \$264,922    |
| Previous Assessed     | \$283,698    |
| Assessor Market Value | \$264,922    |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Guadalupe                  |
| Lot (acres)   | 0.22                       |
| Construction  | Brick                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Patio · 91 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Oct 13, 2020 | Financing | Warranty Deed |       |        | \$222K |
| Dec 21, 2018 | Financing | Trustees Deed |       |        | \$1.9M |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Canyon Middle School             | Middle     | 6–8    | 1.4 mi   |
| Farias-Spitzer Elementary School | Elementary | PK–5   | 1.7 mi   |
| Canyon High School               | High       | 9–12   | 1.8 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 |
|-----------|----------------|