

Duplex (2 Units, Any Combination)

RESIDENTIAL

TX



3

BEDS

2

BATHS

2,931 ft<sup>2</sup>

LIVING AREA

0.27 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

4

PARKING

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,711 (2024) |
| Assessed Value        | \$533,100      |
| Previous Assessed     | \$540,400      |
| Assessor Market Value | \$533,100      |

PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | Guadalupe                         |
| Lot (acres)   | 0.27                              |
| Construction  | Stone                             |

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

Porch • 246 ft²

## CLIMATE RISK

**1**  
FLOOD

**59**  
WILDFIRE

**99**  
HEAT

**47**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN |
|--------------|-------------------|---------------|-------|--------|------|
| Jan 30, 2020 | Recorded document | Warranty Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Klein Road Elementary School | Elementary | KG–5   | 1.4 mi   |
| New Braunfels Middle School  | Middle     | 6–8    | 2.1 mi   |
| New Braunfels High School    | High       | 10–12  | 5.7 mi   |

District: New Braunfels 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**