

Duplex (2 Units, Any Combination)

RESIDENTIAL

TX



2,650 ft<sup>2</sup>  
LIVING AREA

0.19 ac  
LOT SIZE

2019  
YEAR BUILT

1  
STORIES

3  
PARKING

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,547 (2024) |
| Assessed Value        | \$482,000      |
| Previous Assessed     | \$488,600      |
| Assessor Market Value | \$482,000      |

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                         |

Porch · 428 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 59<br>WILDFIRE | 99<br>HEAT | 47<br>STORM | 26<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED          | PRICE | \$/FT² | LOAN |
|-------------|-----------|---------------|-------|--------|------|
| Jul 2, 2024 | Financing | 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    | 2.0 mi   |
| New Braunfels High School    | High       | 10–12  | 5.8 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**