

Duplex (2 Units, Any Combination)

RESIDENTIAL

TX



3

BEDS

2

BATHS

2,931 ft²

LIVING AREA

0.39 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

4

PARKING

TAX & ASSESSMENT

Property Tax	\$849 (2023)
Assessed Value	\$482,000
Previous Assessed	\$540,400
Assessor Market Value	\$482,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Guadalupe
Lot (acres)	0.39
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

56
WILDFIRE

99
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Klein Road Elementary School	Elementary	KG–5	1.3 mi
New Braunfels Middle School	Middle	6–8	2.0 mi
New Braunfels High School	High	10–12	5.6 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**