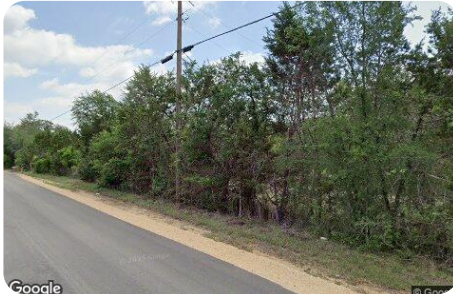


Single Family Residence **RESIDENTIAL**
TX



3
BATHS

1,232 ft²
LIVING AREA

2 ac
LOT SIZE

2020
YEAR BUILT

2
STORIES

5
PARKING

TAX & ASSESSMENT

Property Tax	\$4,213 (2024)
Assessed Value	\$490,320
Previous Assessed	\$460,486
Assessor Market Value	\$490,320

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	2.00
Foundation	Mat/Raft Foundation (Slab)

Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck • 328 ft²

CLIMATE RISK

10
FLOOD

70
WILDFIRE

96
HEAT

46
STORM

30
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canyon Lake High School	High	9–12	2.7 mi
Mountain Valley Elementary School	Elementary	PK–5	8.7 mi
Mountain Valley Middle School	Middle	6–8	9.7 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 **Owner occupied**