

Duplex (2 Units, Any Combination) **RESIDENTIAL**

TX



**2,738 ft²**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**2021**  
YEAR BUILT

**1**  
STORIES

**3**  
PARKING

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$9,600 (2024)</b> |
| Assessed Value        | <b>\$464,508</b>      |
| Previous Assessed     | <b>\$502,100</b>      |
| Assessor Market Value | <b>\$464,508</b>      |

## PROPERTY FACTS

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| County        | <b>Guadalupe</b>                         |
| Lot (acres)   | <b>0.21</b>                              |
| Construction  | <b>Stone</b>                             |

|            |                                   |
|------------|-----------------------------------|
| Foundation | <b>Mat/Raft Foundation (Slab)</b> |
| Roof       | <b>Composition Shingle</b>        |
| Heating    | <b>None</b>                       |
| Garage     | <b>Garage, Attached</b>           |
| Pool       | <b>No</b>                         |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------|-------|--------------------|--------|
| <b>Dec 29, 2021</b> | Financing | Venders Lien  |       |                    | \$327K |
| <b>Dec 31, 2020</b> | Financing | Warranty Deed |       |                    | \$248K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| <b>Seguin High School</b>        | High       | 9–12   | 0.4 mi   |
| <b>Weinert Elementary School</b> | Elementary | KG–5   | 0.6 mi   |
| <b>Jim Barnes Middle School</b>  | Middle     | 6–8    | 1.9 mi   |

District: Seguin 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 | <b>Absentee owner</b> |
|-----------|-----------------------|