

Duplex (2 Units, Any Combination)

RESIDENTIAL

TX



2,446 ft<sup>2</sup>

LIVING AREA

0.17 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

4

PARKING

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,577 (2024) |
| Assessed Value        | \$415,400      |
| Previous Assessed     | \$448,600      |
| Assessor Market Value | \$415,400      |

PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | Guadalupe                         |
| Lot (acres)   | 0.17                              |
| Construction  | Stone                             |

|            |                            |
|------------|----------------------------|
| Foundation | Mat/Raft Foundation (Slab) |
| Roof       | Composition Shingle        |
| Cooling    | Package                    |
| Garage     | Garage, Attached           |

Porch · 128 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|-------------|-----------|--------------|-------|--------|--------|
| Feb 3, 2022 | Financing | Venders Lien |       |        | \$334K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Seguin High School        | High       | 9–12   | 0.4 mi   |
| Weinert Elementary School | Elementary | KG–5   | 0.6 mi   |
| Jim Barnes Middle School  | 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 | Absentee owner |
|-----------|----------------|