

Single Family Residence **RESIDENTIAL**

TX

**\$323,292** TopHap Estimate · \$187 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**  
BEDS

**2**  
BATHS

**1,731 ft<sup>2</sup>**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**2022**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$323K**

\$309K low

\$337K high

Est. Owner Equity

**\$0**

Loan-to-Value

**104%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,020 (2024) |
| Assessed Value        | \$316,849      |
| Previous Assessed     | \$327,505      |
| Assessor Market Value | \$316,849      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Guadalupe                  |
| Lot (acres)   | 0.12                       |
| Construction  | Stone                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Yes                        |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |

Porch · 202 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 55<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   |
|--------------|-----------|------------------------|-------|--------|--------|
| Aug 2, 2024  | Financing | Transfer On Death Deed |       |        |        |
| Dec 12, 2022 | Financing | Venders Lien           |       |        | \$328K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Canyon Middle School             | Middle     | 6–8    | 0.9 mi   |
| Canyon High School               | High       | 9–12   | 1.6 mi   |
| Farias-Spitzer Elementary School | Elementary | PK–5   | 1.7 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 |
|-----------|----------------|