

Duplex (2 Units, Any Combination)

RESIDENTIAL

TX



4

BEDS

1

BATHS

1,990 ft²

LIVING AREA

0.37 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

2

PARKING

TAX & ASSESSMENT

Property Tax	\$1,074 (2024)
Assessed Value	\$311,200
Previous Assessed	\$339,200
Assessor Market Value	\$311,200

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Guadalupe
Lot (acres)	0.37
Construction	Brick

Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Patio · 48 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2024	Financing	Warranty Deed			
Dec 8, 2021	Financing	Warranty Deed			
Mar 18, 2009	Recorded document	Warranty Deed			
Sep 12, 2007	Quitclaim	Quit Claim Transfer			
Nov 13, 2006	Financing	Warranty Deed			\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clear Spring Elementary School	Elementary	PK–5	1.1 mi
Canyon Middle School	Middle	6–8	4.2 mi
Canyon High School	High	9–12	4.3 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

Absentee owner