

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

TX



2
BEDS

2
BATHS

2,200 ft²
LIVING AREA

0.37 ac
LOT SIZE

1981
YEAR BUILT

1
STORIES

2
PARKING

TAX & ASSESSMENT

Property Tax	\$1,188 (2024)
Assessed Value	\$344,100
Previous Assessed	\$375,000
Assessor Market Value	\$344,100

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	Garage, Attached
Pool	No

Patio · 260 ft²

Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2021	Financing	Venders Lien			\$291K
Jul 16, 2020	Recorded document	Warranty Deed			
Aug 22, 2011	Financing	Warranty Deed			\$98K
Sep 12, 2007	Quitclaim	Quit Claim Transfer			
Dec 13, 2006	Financing	Warranty Deed			\$117K

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