

Single Family Residence **RESIDENTIAL**

TX

**\$400,406** TopHap Estimate · \$174 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2,303 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2022**  
YEAR BUILT

**1**  
STORIES

**1**  
PARKING

**VALUATION**

**\$400K**

**\$379K low**

**\$422K high**

Est. Owner Equity **\$406**

Loan-to-Value **103%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,195 (2024) |
| Assessed Value        | \$375,528      |
| Previous Assessed     | \$380,000      |
| Assessor Market Value | \$375,528      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Guadalupe                  |
| Lot (acres)   | 0.14                       |
| Construction  | Stone                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Yes                        |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |

Porch · 128 ft²

## CLIMATE RISK

|            |                |             |             |               |
|------------|----------------|-------------|-------------|---------------|
| 1<br>FLOOD | 63<br>WILDFIRE | 100<br>HEAT | 48<br>STORM | 87<br>DROUGHT |
|------------|----------------|-------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|-------------|-----------|--------------|-------|--------|--------|
| May 6, 2022 | Financing | Venders Lien |       |        | \$400K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Sippel Elementary School | Elementary | PK–4   | 2.4 mi   |
| Steele High School       | High       | 9–12   | 2.6 mi   |
| Dobie Junior High School | Middle     | 7–8    | 4.2 mi   |

District: Schertz-Cibolo-Universal City 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 |
|-----------|----------------|