

Single Family Residence **RESIDENTIAL**

TX

**\$314,597** TopHap Estimate · \$163 / ft<sup>2</sup> · confidence 96 · as of Jun 23, 2026



**1,932 ft<sup>2</sup>**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**2021**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$315K**

\$302K low

\$327K high

Est. Owner Equity

**\$57,355**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,093 (2024) |
| Assessed Value        | \$330,120      |
| Previous Assessed     | \$345,000      |
| Assessor Market Value | \$330,120      |

## 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 · 257 ft²

## CLIMATE RISK

**1**  
FLOOD

**53**  
WILDFIRE

**99**  
HEAT

**47**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| May 23, 2022 | Financing | Venders Lien |       |        | \$257K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Canyon Middle School             | Middle     | 6–8    | 0.9 mi   |
| Canyon High School               | High       | 9–12   | 1.7 mi   |
| Farias-Spitzer Elementary School | Elementary | PK–5   | 1.8 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**