

Single Family Residence

RESIDENTIAL

TX

**\$261,762**

TopHap Estimate · \$178 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,474 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2022**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$262K**

\$251K low

\$272K high

Est. Owner Equity

**\$261,762**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$762 (2024)</b> |
| Assessed Value        | <b>\$236,061</b>    |
| Previous Assessed     | <b>\$240,565</b>    |
| Assessor Market Value | <b>\$236,061</b>    |

## PROPERTY FACTS

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

Patio · 36 ft²

Porch · 84 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 49<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   |
|--------------|-----------|-----------------------|-------|--------|--------|
| Jun 21, 2023 | Financing | Special Warranty Deed |       |        |        |
| Apr 24, 2023 | Financing | Venders Lien          |       |        | \$168K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Clear Spring Elementary School | Elementary | PK–5   | 0.5 mi   |
| Canyon Middle School           | Middle     | 6–8    | 4.0 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**