

Rural Residence

RESIDENTIAL

TX

\$1,048,388 TopHap Estimate · \$264 / ft² · confidence 61 · as of Jul 14, 2026

3

BEDS

4

BATHS

3,968 ft²

LIVING AREA

13.63 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

13

PARKING

VALUATION

\$1M

\$642K low

\$1.5M high

Est. Owner Equity

\$0

Loan-to-Value

181%

TAX & ASSESSMENT

Property Tax

\$301 (2024)

Assessed Value

\$96,426

Previous Assessed

\$44,759

Assessor Market Value

\$800,000

PROPERTY FACTS

Property Type	Rural Residence
County	Guadalupe
Lot (acres)	13.63
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes

Stable

Deck · 400 ft²

Porch · 550 ft²

CLIMATE RISK

71 FLOOD	58 WILDFIRE	99 HEAT	47 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 21, 2014	Financing	Venders Lien			\$1.9M
Apr 11, 2007	Financing	Warranty Deed			\$700K
Aug 17, 2005	Financing	Venders Lien			\$550K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clear Spring Elementary School	Elementary	PK–5	1.9 mi
Canyon Middle School	Middle	6–8	5.3 mi
Canyon High School	High	9–12	5.5 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