

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

TX



2

BATHS

1,854 ft²

LIVING AREA

0.37 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

2

PARKING

TAX & ASSESSMENT

Property Tax	\$977 (2024)
Assessed Value	\$289,900
Previous Assessed	\$316,100
Assessor Market Value	\$289,900

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	Carport (Unspecified)
Pool	No

Patio · 64 ft²

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 20, 2008	Recorded document	Grant Deed			
May 4, 2004	Financing	Warranty Deed			\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clear Spring Elementary School	Elementary	PK–5	0.9 mi
Canyon Middle School	Middle	6–8	4.1 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
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