

Rural Residence

**RESIDENTIAL**

TX

**\$1,287,767** TopHap Estimate · \$342 / ft<sup>2</sup> · confidence 84 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**3,768 ft<sup>2</sup>**

LIVING AREA

**3.17 ac**

LOT SIZE

**1993**

YEAR BUILT

**2**

STORIES

**2**

PARKING

**VALUATION**

**\$1.3M**

**\$1.1M low**

**\$1.5M high**

Est. Owner Equity

**\$1,287,767**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,952 (2024) |
| Assessed Value        | \$1,164,999    |
| Previous Assessed     | \$823,496      |
| Assessor Market Value | \$1,164,999    |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Rural Residence            |
| County        | Guadalupe                  |
| Lot (acres)   | 3.17                       |
| Construction  | Stone                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Metal                      |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Carport (Unspecified)      |
| Pool          | Yes                        |

Patio · 2,400 ft²

Porch · 70 ft²

## CLIMATE RISK

**1**

FLOOD

**61**

WILDFIRE

**99**

HEAT

**47**

STORM

**26**

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED          | PRICE | \$/FT² | LOAN |
|---------------------|-------------------|---------------|-------|--------|------|
| <b>Dec 22, 2021</b> | Financing         | Warranty Deed |       |        |      |
| <b>Mar 15, 2005</b> | Recorded document | Warranty Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| <b>Patlan Elementary School</b> | Elementary | KG–5   | 7.0 mi   |
| <b>Seguin High School</b>       | High       | 9–12   | 7.5 mi   |

|                                  |        |     |        |
|----------------------------------|--------|-----|--------|
| A.J. Briesemeister Middle School | Middle | 6–8 | 9.5 mi |
|----------------------------------|--------|-----|--------|

District: Seguin 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 |
|-----------|----------------|