

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

TX



**3**  
BEDS

**2**  
BATHS

**2,752 ft²**  
LIVING AREA

**0.51 ac**  
LOT SIZE

**1979**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,655 (2024)</b> |
| Assessed Value        | <b>\$313,386</b>      |
| Previous Assessed     | <b>\$467,600</b>      |
| Assessor Market Value | <b>\$431,300</b>      |

## PROPERTY FACTS

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| County        | <b>Guadalupe</b>                         |
| Lot (acres)   | <b>0.51</b>                              |
| Construction  | <b>Brick</b>                             |

|            |                            |
|------------|----------------------------|
| Foundation | Mat/Raft Foundation (Slab) |
| Roof       | Composition Shingle        |
| Heating    | Central                    |
| Cooling    | Central                    |
| Fireplace  | Yes                        |
| Garage     | Carport (Unspecified)      |
| Pool       | No                         |

Patio · 20 ft²

Porch · 656 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Mar 29, 2006 | Recorded document | Grant Deed    |           |        |        |
| Jan 3, 2006  | Non-arms-length   | Trustees Deed | \$108,843 | \$40   |        |
| May 11, 2004 | Financing         | Warranty Deed |           |        | \$102K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| A.J. Briesemeister Middle School | Middle     | 6–8    | 1.4 mi   |
| Rodriguez Elementary School      | Elementary | KG–5   | 1.6 mi   |
| Seguin High School               | High       | 9–12   | 4.3 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**