2026 EDITION · SAN ANTONIO NEIGHBORHOODS

Neighborhood Guide

29 communities compared



Where each community sits, what its homes are like, the school district, the 2026 tax rate and the miles to each JBSA installation, so you can narrow your list before you tour.

Five zones, 29 places

From King William and Monte Vista out to Boerne, New Braunfels and San Marcos

Match by what you want

Acreage, historic streets, new construction, lower tax rates or a short drive to your gate

Check any address

City limits, taxing units, school district, flood map and HOA, step by step

Tiffany Reed

REALTOR® · MRP · ARMY WIFE

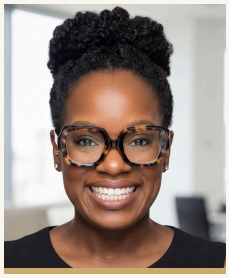
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WELCOME

Choosing where to live around San Antonio



I'm Tiffany Reed, a military spouse, a Military Relocation Professional (MRP) and a REALTOR® with Real Broker LLC. I work with buyers and sellers from the historic streets inside Loop 410 out to the Hill Country towns up I-10.

This guide lines up 29 of those communities by what you can see and check: the homes, the lots, the school district, the tax rate and the drive. Strike the ones that don't fit before you spend a Saturday driving between them. When a house catches your eye, I'll set up the tour, in person or by video.

Tiffany Reed

REALTOR® · MRP · REAL BROKER LLC

Start with these three things

1
Your gate or office

Universal City is about 2 miles from Randolph's main gate and about 28 from Lackland. Drive times vary by time of day, traffic, and gate. Check current conditions for your route before deciding.

PAGE 13

2
The tax rate

Inside city limits, 2026 rates run from $1.729428 per $100 (Garden Ridge) to $2.511964 (San Antonio's SAISD neighborhoods): about $6,918 or $10,048 a year on $400,000, before exemptions.

PAGE 12

3
The exact address

One 78109 ZIP takes in parts of Converse, San Antonio and unincorporated Bexar County. The appraisal district's record settles the city, school district and any MUD.

PAGE 15

Good to know

- [ ] A city name or ZIP code doesn't settle the school district; tiny Terrell Hills has two. Confirm the district for the address, then look up the campus's TEA rating in Section 13 or at TXschools.gov.
- [ ] Once you live in the home you bought, file for the homestead exemption with the county appraisal district. School districts exempt $140,000 of a homestead's value.

Inside

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SECTION 1 · NARROWING THE LIST

Where do you start with 29 communities?

> With four answers, not floor plans: where you'll drive most days, the monthly payment you're comfortable with, whether a particular school district matters, and the kind of street and lot you want. Each answer rules places out quickly.

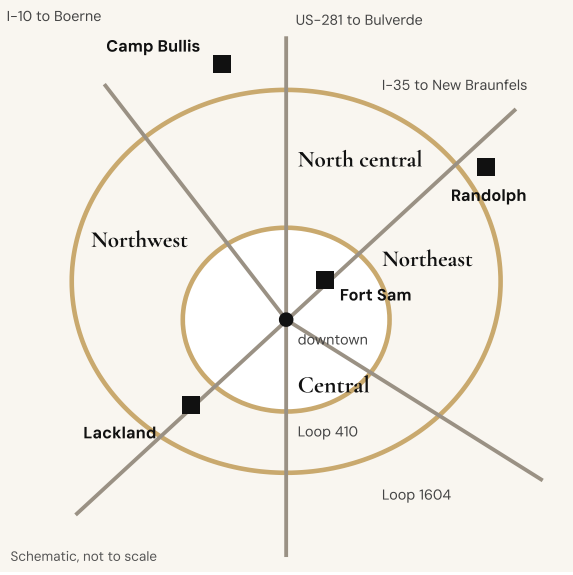
1. Where will you drive most days, and when?
Your gate or office, at the hour you'd leave. Miles: page 13.

2. What monthly payment fits, taxes included?
Your approval amount and your comfortable payment are two numbers. Taxes: page 12. $

3. Does a particular school district matter?
District names for every community: page 11. Confirming an address: page 15.

4. What kind of home and lot?
Historic, newer build, acreage, small yard close in. Matches: page 14.

How this guide splits the map



ZONE	COMMUNITIES
Central Near downtown, inside Loop 410	Alamo Heights, Olmos Park, Terrell Hills, Mahncke Park, Monte Vista, Tobin Hill, King William, Southtown
North central US-281, NW Military Hwy	Shavano Park, Hollywood Park, Stone Oak, Timberwood Park
Northeast I-35, FM 78, FM 3009	Windcrest, Live Oak, Universal City, Converse, Schertz, Cibolo, Garden Ridge, Marion
Northwest Bandera Rd, SH-151, I-10	Leon Valley, Alamo Ranch, Helotes, The Dominion
Hill Country and beyond I-10, US-281, I-35	Fair Oaks Ranch, Boerne, Bulverde, New Braunfels, San Marcos

The zones are a way to read the map, not official boundaries. Each community card links to its page on my site, where you'll find live listings and recent sales; all 29 are at tiffanyreedtx.com/neighborhoods. Drive times vary by time of day, traffic, and gate. Check current conditions for your route before deciding.

How to read each community card

The line under the name says whether the place is its own city, part of the City of San Antonio or unincorporated, plus its main road. **Homes** and **Lots** come from parcel records, city histories and Census data, with subdivisions named only where they're distinctive. **Schools** names the district or districts, never a rating. **2026 tax** is the combined rate per $100 of taxable value before exemptions, and where two rates appear, the school district or the city limit splits them. **Trade-off** is the honest catch, and the link at the bottom goes to that community's page on my site.

SECTION 2 · CENTRAL

What are the central neighborhoods like?

Older houses on established streets near downtown and Fort Sam Houston. Alamo Heights, Olmos Park and Terrell Hills are their own small cities; the other five are San Antonio neighborhoods in San Antonio ISD, and four of them include city historic districts.

Alamo Heights

OWN CITY · BROADWAY, 4 TO 5 MI NORTH OF DOWNTOWN

Homes	Early-1900s bungalows to mid-century modern and architect-designed homes; smaller 1920s-on houses in the Cottage District. New homes are mostly teardown rebuilds.
Schools	Alamo Heights ISD: 9.4 square miles, five campuses
2026 tax	$2.187084 per $100; no general city homestead exemption

Trade-off: a 78209 ZIP proves neither the city nor the district, and the city's heritage-tree rules can decide where an addition goes.

tiffanyreedtx.com/alamo-heights

Olmos Park

OWN CITY · 0.6 SQ MI, SURROUNDED BY SAN ANTONIO

Homes	Built by developer H.C. Thorman from the 1920s on. About 975 housing units, and close to half went up in 1939 or earlier.
Services	Own police and fire department (ISO Class 1 since 2023)
Schools	Alamo Heights ISD, except a few properties west of McCullough Ave
2026 tax	$2.340708 per $100

Trade-off: a city this small has only a handful of homes for sale at any one time.

tiffanyreedtx.com/olmos-park

Terrell Hills

OWN CITY · ACROSS HARRY WURZBACH RD FROM FORT SAM

Homes	Population grew from 1,236 (1930) to 5,572 (1960), so much of it dates from those decades: Spanish colonial, mid-century, newer rebuilds.
Schools	Mostly AHISD; streets from about Tuttle, Arvin and Crestwood east to Harry Wurzbach are NEISD
2026 tax	$2.163251 (AHISD) or $2.115751 (NEISD) per $100

Trade-off: next door to the post isn't next door to all of it. BAMC's gate is about 5.5 miles away by road.

tiffanyreedtx.com/terrell-hills

Mahncke Park

CITY OF SAN ANTONIO · MIDTOWN, ALONG BROADWAY

Homes	Houses beside duplexes, fourplexes and apartments: much of it pre-1950, more from the 1960s and 1970s, newer infill in the 2010s.
Nearby	Botanical Garden and Witte Museum inside its borders; Fort Sam on its edge
Schools	San Antonio ISD
2026 tax	$2.511964 per $100

Trade-off: FEMA's high-risk zones follow the river west of Broadway; the streets east of it are Zone X. Park events bring traffic and tight parking.

tiffanyreedtx.com/mahncke-park

Monte Vista

CITY OF SAN ANTONIO · 1.5 MI NORTH OF DOWNTOWN

Homes	Roughly 100 blocks, mostly from 1890 to 1930: Queen Anne, Victorian, Tudor and Moorish houses, Hollywood bungalows.
Status	City historic district 1975; National Register 1998
Schools	San Antonio ISD
2026 tax	$2.511964 per $100

Trade-off: exterior work anywhere on the lot, back yard included, needs city approval first.

tiffanyreedtx.com/monte-vista

Tobin Hill

CITY OF SAN ANTONIO · NORTH OF DOWNTOWN, BY THE PEARL

Homes	Mansions and Craftsman bungalows on small lots, post-war apartments, big houses split into units, newer buildings by the Pearl.
Status	Tobin Hill and E. French Place historic districts
Schools	San Antonio ISD (Hawthorne PK-8 Academy is inside)
2026 tax	$2.511964 per $100

Trade-off: small yards and busy commercial streets come with the walk to the Pearl and the River Walk.

tiffanyreedtx.com/tobin-hill

Rates: Bexar County Tax Assessor-Collector, 2026 combined rates before exemptions. Homes: city histories, Handbook of Texas, Bexar parcel records, Census Bureau. Data current as of October 2026. Drive times vary by time of day, traffic, and gate. Check current conditions for your route before deciding.

King William

CITY OF SAN ANTONIO · ON THE RIVER JUST SOUTH OF DOWNTOWN

Homes	Known as Texas' first residential historic district: 79 historic structures across parts of about 22 blocks. Merchant houses on King William Street, cottages and bungalows on narrower lots, and newer townhomes and condos where no historic house survived. The oldest standing houses are from the 1860s and 1870s.
Status	City historic district 1968; National Register 1972
Schools	San Antonio ISD (James Bonham Academy and Brackenridge High School are nearby campuses)
2026 tax	$2.511964 per $100

Trade-off: garages and off-street parking vary from house to house, and FEMA's high-risk zone follows the river channel along the district's edge.

tiffanyreedtx.com/king-william

Southtown

CITY OF SAN ANTONIO · SOUTH ALAMO AND SOUTH PRESA STREETS

Areas	King William, Lavaca, Lone Star, Collins Garden and Roosevelt. Lavaca (National Register 2000) has Craftsman and Classical Revival houses built 1850 to 1949, and it's a city historic district too.
Homes	Houses from the 1850s into the 1940s, plus condos and converted buildings
Schools	San Antonio ISD
2026 tax	$2.511964 per $100

Trade-off: First Friday art walks fill South Alamo Street into the evening. If you're using a VA loan on a condo, the project has to be VA-approved.

tiffanyreedtx.com/southtown

Three small cities inside Loop 410

Alamo Heights, Olmos Park and Terrell Hills each run their own police, permitting and zoning, and each puts its own city line on the tax bill in place of the City of San Antonio's. None offers a general city homestead exemption, so the city line is figured on the full taxable value.

CITY	LAND, ABOUT	BECAME A CITY	2026 RATE PER $100	2026 AVG. HOMESTEAD TAXABLE VALUE
Alamo Heights	1.8 sq mi	1922	$2.187084	$885,505
Olmos Park	0.6 sq mi	1940s	$2.340708	$1,152,742
Terrell Hills	1.6 sq mi	1939	$2.163251 / $2.115751	$1,069,779

Average homestead taxable value is each city's 2026 appraisal-roll figure after exemptions and the homestead cap, from its 2026 tax rate notice. It's not a sale price. Data current as of October 2026.

Buying in a San Antonio historic district

Monte Vista, King William, Lavaca, Tobin Hill and E. French Place are among the city's 32 local historic districts. Inside one, the Office of Historic Preservation has to approve exterior changes and repairs, side and back yards included, with a Certificate of Appropriateness. Staff can sign off on many requests; new construction and additions are heard in public by the Historic and Design Review Commission. Interior work that leaves the exterior windows and doors alone needs no historic approval, though it may still need a building permit. Begin exterior work without one, and the city can stop the job and charge a $500 after-the-fact fee.

Not sure whether a house is in a district? The city's OHP Explorer Map shows it by address. Picturing an addition, new windows or a taller fence? Ask OHP what it would take before you make an offer.

Sources: City of San Antonio Office of Historic Preservation; Handbook of Texas; Texas Historical Commission Atlas; 2026 city tax rate notices; VA.gov. Data current as of October 2026.

SECTION 3 · NORTH CENTRAL

What's north of Loop 410, along US-281?

Two small towns with big, tree-covered lots (Shavano Park and Hollywood Park), Stone Oak's master-planned streets inside San Antonio, and Timberwood Park, which has no city government at all. Camp Bullis is the closest installation for three of them, and Hollywood Park sits about 13 miles from both Camp Bullis and Fort Sam.

NORTH CENTRAL AT A GLANCE

School districts: Northside ISD, North East ISD, Comal ISD. **2026 tax:** $1.811385 to $2.300464 per $100. **Nearest installation:** Camp Bullis, about 6.5 to 17 miles.

Shavano Park

OWN CITY SINCE 1956 · NW MILITARY HWY AND LOOP 1604

Homes	Late 1940s to 2024: mostly pre-1980 east of NW Military Hwy, late 1990s on average west of it; Bentley Manor 2001 to 2014, with an HOA
Lots	Median about 0.8 acre across 1,493 parcels; about 1.25 acres east of NW Military
Schools	Northside ISD
Utilities	City water or SAWS, by neighborhood; CPS Energy; some homes on septic
2026 tax	$2.132326 per $100

Trade-off: Inwood, Woods of Shavano and Shavano Forest borrow the name, but they're inside San Antonio's city limits.

tiffanyreedtx.com/shavano-park

Hollywood Park

OWN TOWN SINCE 1955 · US-281 JUST SOUTH OF LOOP 1604

Homes	More than half built in the 1960s and 1970s. Built out, so new homes are rare custom builds or rebuilds.
HOA	The town isn't an HOA, but The Gardens of Hollywood Park and The Enclave each have one.
Schools	North East ISD
2026 tax	$2.218996 per $100

Trade-off: only a few homes list at a time, and on a 1960s house the roof, panel and HVAC tell you more than the floor plan does.

tiffanyreedtx.com/hollywood-park

Stone Oak

CITY OF SAN ANTONIO · NORTH OF LOOP 1604, WEST OF US-281

Homes	Bexar County's first filed master plan (1985), built from the late-1980s Sonterra streets on; about 35 subdivisions under the POA, among them Big Springs and Champions Ridge. Mostly resales.
HOA	Usually two sets of dues: $116 a year to the POA, plus the neighborhood HOA's
Schools	North East ISD
2026 tax	$2.300464 per $100

Trade-off: a listing that says "Stone Oak," or a 78258 ZIP, can still sit outside the POA's boundary, and few homes are a walk from a store.

tiffanyreedtx.com/stone-oak

Timberwood Park

UNINCORPORATED · US-281 NORTH OF STONE OAK

Homes	The main neighborhood between Blanco Rd and US-281 is on individual septic; newer sections off Kinder Parkway are still building.
Schools	Mostly Comal ISD, with four campuses inside; the southern part near Canyon Springs is North East ISD
Fire	Bexar County ESD No. 3
2026 tax	$1.910785 (Comal ISD) or $1.811385 (NEISD) per $100; no city tax

Trade-off: errands are about 6 miles south, and The Villas at Timberwood (75 homes) is set for San Antonio annexation in 2032.

tiffanyreedtx.com/timberwood-park

On septic or a private well?

Some homes in Shavano Park and Helotes, the main Timberwood Park neighborhood and much of the acreage farther out run on septic, and some homes around Fair Oaks Ranch and Marion have private wells. Those systems are yours to maintain, so pair the general inspection with a septic inspection in place of a sewer scope, ask for service records, and ask your lender early how the appraisal treats a well.

Rates: Bexar County Tax Assessor-Collector, 2026, before exemptions. Also city and town sites, Bexar parcel records, Stone Oak POA, Census Bureau, Comal ISD, San Antonio Report. Data current as of October 2026. Drive times vary by time of day, traffic, and gate. Check current conditions for your route before deciding.

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SECTION 4 · NORTHEAST

What are the communities near Randolph like?

Eight places, from Windcrest just past Loop 410 out to Marion. Five sit within about 4 road miles of Randolph, builders still sell in Converse, Cibolo and Schertz, and the district can change from one subdivision to the next.

Windcrest

OWN CITY · JUST EAST OF LOOP 410 AND I-35

Homes	About 2,300 houses, roughly 77% built before 1980; 2000s homes in Winn Brook Estates
Lots	Median a little over a quarter acre
Schools	North East ISD for every house
2026 tax	$2.268679 per $100; 5% city exemption

Trade-off: December's "City of Lights" contest brings crowds and barricades to some streets.

tiffanyreedtx.com/windcrest

Live Oak

OWN CITY · I-35 AT LOOP 1604

Homes	Main City Park's 1960s and 1970s streets; Bridlewood Park (2005 to 2021); Skybrooke (2019 to 2024)
City runs	Police, fire, water, wastewater and trash
Schools	Judson ISD for most; North East ISD on the west side (Woodcrest, Retama Hollow, Skybrooke)
2026 tax	$2.140539 (Judson) or $2.136339 (NEISD); 20% city exemption

Trade-off: Main City Park is also a flood-control project, so check FEMA's map near the park, lake or creek.

tiffanyreedtx.com/live-oak

Universal City

OWN CITY · PAT BOOKER RD ENDS AT RANDOLPH'S MAIN GATE

Homes	Median year built 1984, with the 1970s the biggest decade; only about 8% built since 2010
Schools	Judson ISD in the west, center and north; SCUCISD on the east side nearest the base
Utilities	City water (Stage 3 restrictions since June 2024); CPS Energy or GVEC by street
2026 tax	$2.271784 (Judson) or $2.369084 (SCUCISD)

Trade-off: the district line runs through the middle of town, and older roofs, panels and plumbing need a close look.

tiffanyreedtx.com/universal-city

Converse

OWN CITY · FM 1976, 13 MI NORTHEAST OF DOWNTOWN

Homes	Northampton (1992 to 2001) in the city; Ventura (1989 to 1997) and most of Horizon Pointe (2007 to 2022) just outside it; builders still selling (page 8)
Schools	Judson ISD for most; East Central ISD or SCUCISD in some subdivisions
Water	City wells, East Central SUD or SAWS, by subdivision
2026 tax	$2.257484 in the city (Judson ISD); about $1.79 to $2.36 across Converse addresses

Trade-off: the 78109 ZIP spans Converse, San Antonio and unincorporated Bexar County, and each one changes the bill.

tiffanyreedtx.com/converse

Schertz

OWN CITY · ON I-35, IN THREE COUNTIES

Homes	Aviation Heights near the base (mostly 1950s and early 1960s); builders active at The Crossvine and Homestead
Schools	Mostly SCUCISD; Comal ISD north of I-35; East Central ISD in part of southern Schertz
Utilities	City water; GVEC electric in much of the city
2026 tax	$1.9558 (Guadalupe side) or $2.368684 (Bexar side) per $100

Trade-off: three counties and three districts, and newer homes may add a MUD or PID line.

tiffanyreedtx.com/schertz

Cibolo

OWN CITY · FM 78, GUADALUPE COUNTY

Homes	Grew from 3,035 people (2000) to 32,276 (2020), mostly in HOA subdivisions like Saddle Creek Ranch (about 811 lots) and Steele Creek, still building
Schools	Mostly SCUCISD, including Byron P. Steele II High School
Utilities	GVEC electric; city water or Green Valley SUD
2026 tax	$1.9777 per $100

Trade-off: the bigger stores and the hospitals are in neighboring cities.

tiffanyreedtx.com/cibolo

Drive times vary by time of day, traffic, and gate. Check current conditions for your route before deciding.

Garden Ridge

OWN CITY · COMAL COUNTY, OFF I-35 BY FM 3009

Lots	Mostly three-quarters of an acre to an acre, under old oaks: Forest Waters 0.7 to 1.2 acres, Trophy Oaks 0.8 to 1, Wild Wind 0.8 to more than 1.7
Homes	Very little new building: about $2.4 million of new value in 2026
Schools	Comal ISD for every address
Water	The city's own water company
2026 tax	$1.729428 per $100, the lowest in-city rate in this guide

Trade-off: a "San Antonio, TX 78266" address doesn't confirm the city, some Garden Ridge Estates lots carry a flood notation, and tree-removal rules apply.

tiffanyreedtx.com/garden-ridge

Marion

OWN CITY · FM 78, ABOUT 9.5 MI EAST OF RANDOLPH

Homes	About 430 homes in three-quarters of a square mile: about 1 in 7 built before 1940, a third since 2000. New subdivisions sit just outside the limits: Dove Song, Kayden Springs, Ranchland Estates, Stetson Ridge.
Schools	Marion ISD: one campus for each grade level
2026 tax	$1.9984 per $100 in the city; outside it, no city tax but possibly a MUD (one just outside the city: $1.00)

Trade-off: errands mean Schertz, Seguin or New Braunfels, and outside the limits a home may be on a well and septic.

tiffanyreedtx.com/marion

What do new builds cost in the northeast?

Rounded base prices from each builder's site. They usually leave out lot premiums, upgrades and HOA dues, and they change often.

COMMUNITY	WHERE	BUILDER	BASE PRICES
Rose Valley	Converse	Lennar	from about $181,000
Knox Ridge	Converse	KB Home	final homesites from about $215,000
Randolph Crossing	Converse	Lennar	about $227,000 to $331,000
Paloma Park	Converse	M/I Homes	from about $257,000 (HOA $25 a month)
Steele Creek	Cibolo	D.R. Horton	from about $350,000
The Crossvine	Schertz (Bexar side)	Highland, Chesmar, Scott Felder	from about $443,000
Homestead	Schertz, off I-35	Highland; Perry	about $461,000 to $564,000; Perry from the $480s

All four Converse communities are in East Central ISD, and Rose Valley's Phase 1B lots also carry a special improvement district ($0.56288 per $100). Sources: builder websites. Data current as of October 2026.

Shopping new construction? Have me with you from the first model visit, so I learn what you like and negotiate from the start. My new construction page shows how I manage a build through the final walkthrough: tiffanyreedtx.com/new-construction.

Which Randolph gate?

Randolph's one 24-hour gate is the Lindsey (Main) Gate, where Pat Booker Road ends. On weekdays the East Gate opens inbound 6 to 8 a.m. and outbound 3 to 5 p.m., the West Gate inbound 6 a.m. to 2 p.m. and outbound until 6 p.m., and the South Gate 6 a.m. to 6 p.m. Hours change; check jbsa.mil.

SCUCISD's November 3 vote

Schertz-Cibolo-Universal City ISD holds a tax rate election on November 3, 2026. If it passes, the district's rate goes from $1.0769 to $1.1969, adding $0.12 per $100 to every SCUCISD address in Schertz, Cibolo, Universal City and parts of Converse.

Rates: Bexar County, Guadalupe and Comal County tax sources, 2026, before exemptions. Also Bexar parcel records, Census Bureau, city sites, Marion ISD, SCUCISD and jbsa.mil. Data current as of October 2026. Drive times vary by time of day, traffic, and gate. Check current conditions for your route before deciding.

SECTION 5 · NORTHWEST

What's on the northwest side?

All four are in Northside ISD: Leon Valley's 1960s and 1970s streets, Alamo Ranch's newer subdivisions, Helotes at the start of the Hill Country and the gated Dominion. The first two are closest to Lackland, the last two to Camp Bullis.

Leon Valley

OWN CITY · BANDERA RD BETWEEN LOOPS 410 AND 1604

Homes	Median year built 1974; Seneca Estates from the mid-1980s; Shadow Mist (2005 to 2016) and The Ridge (2007 to 2012)
Lots	Original streets about a fifth of an acre; Shadow Mist and The Ridge about an eighth
Schools	Northside ISD
2026 tax	$2.342124 per $100; 20% city exemption

Trade-off: mostly older homes whose condition swings widely; Senna is the one new-build community, from about $350,000. It's about 3.5 miles to the South Texas Medical Center.

tiffanyreedtx.com/leon-valley

Alamo Ranch

PARTLY IN SAN ANTONIO · ALAMO RANCH PKWY OFF LOOP 1604

Homes	Production-builder subdivisions built in many phases, with new homes still going up
HOA	Most homes have one; dues, rules and amenities differ by association
Schools	Northside ISD; Brennan (opened 2010) and Harlan (2017) high schools are nearby
2026 tax	Depends on the side of the city limit (table below)

Trade-off: a new build's first tax bill may cover only the lot, so budget from the finished value. Errands and everything else mean the car.

tiffanyreedtx.com/alamo-ranch

Helotes

OWN CITY SINCE 1981 · BANDERA RD (SH 16)

Homes	Median house built 2002: Cedar Springs (1987 to 2003), Iron Horse Canyon (2002 on), about 460 Bricewood homes (2016 to 2024)
Lots	About a third of its houses sit on an acre or more; Bricewood lots are about an eighth.
Utilities	CPS Energy; SAWS water and sewer
Schools	Northside ISD

Trade-off: homes on acreage may use septic, and three different tax situations hide behind a Helotes mailing address (below).

tiffanyreedtx.com/helotes

The Dominion

CITY OF SAN ANTONIO · I-10 JUST WEST OF LOOP 1604

Homes	Guard-gated, about 1,600 acres in about 40 sections, from garden homes to custom estates; the HOA's architectural committee reviews building plans.
Gates	Main (Dominion Dr), North (Aue Rd) and South (Camp Bullis Rd, 6 a.m. to 10 p.m.)
Schools	Northside ISD
2026 tax	$2.359964 per $100

Trade-off: HOA dues apply, and membership in the country club along Leon Creek is separate. Fort Sam is about 21 miles away.

tiffanyreedtx.com/the-dominion

Mailing addresses that don't match the tax rate

WHERE THE HOME ACTUALLY IS	WHAT CHANGES	2026 RATE PER $100
Helotes, inside city limits	City of Helotes in place of San Antonio	$2.107084
Shadow Canyon, Triana, The Sanctuary	Helotes address, unincorporated: an ESD instead of a city	$1.897084
Sonoma Ranch	Helotes address, inside the City of San Antonio	$2.359964
Alamo Ranch, inside San Antonio	City of San Antonio line applies	$2.359964
Alamo Ranch, unincorporated	No city line; an ESD usually applies	about $1.87 to $1.90

Bexar County Tax Assessor-Collector, 2026 rates. Helotes uses the $0.31 city rate on the county's table; confirm the city's adopted 2026 rate before you budget. Some unincorporated far-west subdivisions carry a special improvement district rate ($0.56288). Confirm units at bcad.org. Data current as of October 2026. Drive times vary by time of day, traffic, and gate. Check current conditions for your route before deciding.

SECTION 6 · HILL COUNTRY AND BEYOND

What do you get farther out?

More land and, in most places, lower tax rates than inside San Antonio, in exchange for the longest drives in this guide. Fair Oaks Ranch, Boerne and Bulverde sit in the hills off I-10 and US-281; New Braunfels and San Marcos are river cities up I-35.

Fair Oaks Ranch

OWN CITY · OFF I-10, IN THREE COUNTIES

Homes	Acreage that traces back to the first 5- to 12-acre ranchettes, plus large lots and some barns; many homes on septic, some on private wells
Schools	Mostly Boerne ISD; some Comal ISD
Utilities	City water; CPS Energy or Pedernales Electric
2026 tax	$2.080444 per $100 on the Bexar side

Trade-off: it borders Camp Bullis, but the main gate is about 10 road miles away because the route goes around the post.

tiffanyreedtx.com/fair-oaks-ranch

Boerne

KENDALL COUNTY SEAT · I-10, 31 MI FROM DOWNTOWN

Homes	Historic houses around Main Street and Cibolo Creek; Herff Ranch and Champion Heights inside the city limits; Cordillera Ranch and Esperanza beyond them
Schools	Boerne ISD (Boerne High or Champion High, by middle school zone)
2026 tax	$1.8635 in the city; $1.3845 outside, plus any MUD

Trade-off: after the July 2026 flooding, check FEMA's map near Cibolo Creek. Randolph is about 39 miles away.

tiffanyreedtx.com/boerne

Bulverde

OWN CITY · COMAL COUNTY, US-281 AT TX-46

Homes	Planned subdivisions with HOAs, and Hill Country acreage
Schools	Comal ISD for every parcel inside the city
Utilities	CPS Energy or Pedernales Electric; private water companies
2026 tax	$1.852714 per $100 in the city

Trade-off: Camp Bullis's edge is about 4 miles from City Hall, but its main gate is about 22 miles by road. Johnson Ranch and other subdivisions with Bulverde addresses sit outside the city.

tiffanyreedtx.com/bulverde

New Braunfels

COMAL COUNTY SEAT · I-35, 31 MI FROM DOWNTOWN

Homes	Older streets near downtown and the Comal River; historic Gruene; master-planned Veramendi and Meyer Ranch
Schools	NBISD or Comal ISD by address (downtown is NBISD; Gruene Hall is Comal ISD)
Utilities	New Braunfels Utilities
2026 tax	$1.758328 (NBISD) or $1.795428 (Comal ISD)

Trade-off: summer tubing crowds and Wurstfest each November reroute local traffic. Fort Sam is about 25 miles away.

tiffanyreedtx.com/new-braunfels

San Marcos

HAYS COUNTY · I-35, 49 MI FROM DOWNTOWN

Homes	Early-1900s houses near downtown; Dunbar's historic district (1908 to about 1970); master-planned La Cima, Trace and Blanco Vista
Schools	SMCISD for most; Hays CISD in some north-side areas, Blanco Vista included
2026 tax	$1.9514 (SMCISD) or $2.2012 (Hays CISD)

Trade-off: Randolph, the nearest installation, is about 35 miles. Blanco Vista's flood maps changed twice in 2025.

tiffanyreedtx.com/san-marcos

What a MUD adds

2026 RATES PER $100, ON TOP OF THE OTHER UNITS

$0.65	Kendall County MUD #1 (outside Boerne)
$0.85	Comal County WCID No. 6 (Bulverde address, outside the city)
$0.8886	Johnson Ranch MUD (Bulverde address)
$0.95	Meyer Ranch MUD (New Braunfels address)
$1.00	Miralomas MUD (Boerne); a MUD just outside Marion

A MUD repays the cost of a subdivision's water, sewer and drainage through property taxes. $0.95 on $400,000 is about $3,800 a year.

Rates: Kendall Appraisal District, Comal County, and the City of San Marcos, SMCISD, Hays CISD and Hays County, 2026, before exemptions. Also Handbook of Texas, city sites, school districts and FEMA. Data current as of October 2026. Drive times vary by time of day, traffic, and gate. Check current conditions for your route before deciding.

SECTION 7 · SIDE BY SIDE

How do all 29 compare on taxes, schools and price?

> Nine of the 29 have two tax rates, split by a school district or a city line. The last column is each place's best official price signal (key below).

COMMUNITY	CITY LIMITS	COUNTY	SCHOOL DISTRICT(S)	2026 RATE PER $100	PRICE SIGNAL
CENTRAL SAN ANTONIO					
Alamo Heights	Own city	Bexar	AHISD	$2.187084	A $885,505
Olmos Park	Own city	Bexar	AHISD (a few SAISD)	$2.340708	A $1,152,742
Terrell Hills	Own city	Bexar	AHISD, NEISD	$2.163251 / $2.115751	A $1,069,779
Mahncke Park	San Antonio	Bexar	SAISD	$2.511964	Live listings
Monte Vista	San Antonio	Bexar	SAISD	$2.511964	Live listings
Tobin Hill	San Antonio	Bexar	SAISD	$2.511964	Live listings
King William	San Antonio	Bexar	SAISD	$2.511964	Live listings
Southtown	San Antonio	Bexar	SAISD	$2.511964	Live listings
NORTH CENTRAL					
Shavano Park	Own city	Bexar	NISD	$2.132326	A $1,027,946
Hollywood Park	Own town	Bexar	NEISD	$2.218996	C $481,900
Stone Oak	San Antonio	Bexar	NEISD	$2.300464	Live listings
Timberwood Park	Unincorporated	Bexar	Comal ISD, NEISD	$1.910785 / $1.811385	C $510,600
NORTHEAST					
Windcrest	Own city	Bexar	NEISD	$2.268679	A about $312,100
Live Oak	Own city	Bexar	Judson ISD, NEISD	$2.140539 / $2.136339	A $219,563
Universal City	Own city	Bexar	Judson ISD, SCUCISD	$2.271784 / $2.369084	A $285,096
Converse	Own city (page 7)	Bexar	Judson, ECISD, SCUCISD	$2.257484 (city)	B from $181,000
Schertz	Own city	Three counties	SCUCISD, Comal, ECISD	$1.9558 / $2.368684	A $327,222
Cibolo	Own city	Guadalupe	SCUCISD	$1.9777	A $342,341
Garden Ridge	Own city	Comal	Comal ISD	$1.729428	A $722,399
Marion	Own city	Guadalupe	Marion ISD	$1.9984 (city)	C $162,100
NORTHWEST					
Leon Valley	Own city	Bexar	NISD	$2.342124	A $229,768
Alamo Ranch	Partly San Antonio	Bexar	NISD	$2.359964 / $1.87 to $1.90	Live listings
Helotes	Own city	Bexar	NISD	$2.107084 (city)	A $512,208
The Dominion	San Antonio	Bexar	NISD	$2.359964	Live listings
HILL COUNTRY AND BEYOND					
Fair Oaks Ranch	Own city	Three counties	Boerne ISD, Comal ISD	$2.080444 (Bexar side)	A $720,128
Boerne	Own city	Kendall	Boerne ISD	$1.8635 / $1.3845	A $495,167
Bulverde	Own city	Comal	Comal ISD	$1.852714 (city)	A $543,481
New Braunfels	Own city	Comal, Guadalupe	NBISD, Comal ISD	$1.758328 / $1.795428	A $278,045
San Marcos	Own city	Hays	SMCISD, Hays CISD	$1.9514 / $2.2012	A $313,846

Where two rates appear, the school district or the city limit splits them; the second Boerne rate is outside the city. **Price signal:** A = city's 2026 average homestead taxable value (sale prices usually run higher); C = Census median of owners' estimates, 2020 to 2024; B = lowest builder base price, rounded; Live listings = no published figure, see that community's page. **Districts:** AHISD Alamo Heights, NEISD North East, NISD Northside, SAISD San Antonio, SCUCISD Schertz-Cibolo-Universal City, ECISD East Central, NBISD New Braunfels, SMCISD San Marcos. Rates: 2026, before exemptions, from county and city tax sources. Data current as of October 2026.

SECTION 8 · PRICES AND TAXES

What do homes cost here, and what do taxes add?

No public source publishes a price range for most of these places, so I use the best official signal each one has and point you to live prices for the rest. Taxes are easier to pin down: on the same $400,000 of value, the yearly bill in this guide runs from about $5,538 to $10,048 before exemptions.

2026 average homestead taxable value

Olmos Park	$1,152,742
Terrell Hills	$1,069,779
Shavano Park	$1,027,946
Alamo Heights	$885,505
Garden Ridge	$722,399
Fair Oaks Ranch	$720,128
Bulverde (city)	$543,481
Helotes (city)	$512,208
Boerne (city)	$495,167
Cibolo	$342,341
Schertz	$327,222
San Marcos	$313,846
Windcrest	about $312,100
Universal City	$285,096
New Braunfels	$278,045
Leon Valley	$229,768
Live Oak	$219,563

From each city's 2026 tax rate notice or budget. It's the appraisal value after exemptions and Texas' cap on yearly increases, so homes usually sell above it. Treat it as a way to compare places, not a price.

Census median of owners' estimates

Timberwood Park	$510,600
Hollywood Park	$481,900
Marion (city limits only)	$162,100

U.S. Census Bureau, American Community Survey 2020 to 2024. Builder base prices for Converse, Cibolo and Schertz are on page 8.

Property tax on $400,000 before exemptions

WHERE	RATE	YEAR	MONTH
Boerne, outside the city, before any MUD	$1.3845	$5,538	$462
Garden Ridge	$1.729428	$6,918	$576
New Braunfels (NBISD)	$1.758328	$7,033	$586
Bulverde (city)	$1.852714	$7,411	$618
Cibolo	$1.9777	$7,911	$659
Shavano Park	$2.132326	$8,529	$711
Stone Oak	$2.300464	$9,202	$767
The Dominion	$2.359964	$9,440	$787
Monte Vista, Tobin Hill and the other SAISD neighborhoods	$2.511964	$10,048	$837

A comparison, not your bill: the real one starts from the appraised value, and each taxing unit subtracts its own exemptions.

What lowers the bill

The homestead exemption. Every school district takes $140,000 off a homestead's taxable value, per the Texas Comptroller. A few cities give their own on top: 20% in Live Oak and Leon Valley, 5% in Windcrest, $15,000 in San Marcos and $5,000 in Fair Oaks Ranch. Alamo Heights, Olmos Park, Terrell Hills, Shavano Park, Hollywood Park, Schertz, Cibolo and Bulverde offer no general city exemption.

Filing. After you move in, send Form 50-114 to the county appraisal district by the general April 30 deadline. Buying mid-year? If the seller didn't claim it that year, you get it for the rest of that year; apply before the first anniversary of your purchase. Tax Code 11.131 exempts the home's full value for a veteran with a 100% disability compensation award and a 100% or individual-unemployability rating.

Rates: Bexar County Tax Assessor-Collector; Comal County; Guadalupe Appraisal District; Kendall Appraisal District; City of San Marcos, SMCISD and Hays County. Exemptions: Texas Comptroller, comptroller.texas.gov/taxes/property-tax/exemptions. Data current as of October 2026; rates and values refresh each fall.

SECTION 9 · THE DRIVE

How far is each community from each installation?

From about 2 road miles (Universal City to Randolph) to 60 (San Marcos to Lackland).

COMMUNITY	FORT SAM HOUSTON	LACKLAND	RANDOLPH	CAMP BULLIS	MEASURED FROM
CENTRAL SAN ANTONIO					
Alamo Heights	**3.5**	16	15	18	City Hall, 6116 Broadway
Olmos Park	**4.5**	14	19	15	City Hall, 120 W. El Prado Dr.
Terrell Hills	**2.5**	16	15	18	City Hall, 5100 N. New Braunfels Ave.
Mahncke Park	**3**	14	16	18	Broadway at Parland Pl.
Monte Vista	**5**	13	20	16	300 W. Kings Hwy
Tobin Hill	**2.5**	12	15	18	The Pearl, 303 Pearl Pkwy
King William	**4.5**	10	17	19	Villa Finale, 401 King William St.
Southtown	**5.5**	10	18	19	Blue Star Arts Complex
NORTH CENTRAL					
Shavano Park	14	18	21	**6.5**	City Hall, 900 Saddletree Ct.
Hollywood Park	**13**	20	15	13	Town Hall, 2 Mecca Dr.
Stone Oak	18	26	19	**14**	Stone Oak Park
Timberwood Park	25	28	25	**17**	Timberwood Park Elementary
NORTHEAST					
Windcrest	**5**	22	7.5	21	City Hall, 8601 Midcrown Dr.
Live Oak	9.5	26	**4**	23	City Hall, 8001 Shin Oak Dr.
Universal City	11	28	**2**	23	City Hall, 2150 Universal City Blvd.
Converse	8.5	25	**2.5**	26	City Hall, 403 S. Seguin Rd.
Schertz	15	31	**2.5**	26	City Hall, 1400 Schertz Pkwy
Cibolo	16	33	**4**	30	City Hall, 200 S. Main St.
Garden Ridge	16	33	**8.5**	25	City Hall, 9400 Municipal Pkwy
Marion	24	38	**9.5**	35	City Hall, 303 S. Center St.
NORTHWEST					
Leon Valley	12	**9**	24	12	City Hall, 6400 El Verde Rd.
Alamo Ranch	23	**11**	35	16	H-E-B on Alamo Ranch Pkwy
Helotes	21	17	28	**10**	City Hall, 12951 Bandera Rd.
The Dominion	21	23	27	**3.5**	One Dominion Dr.
HILL COUNTRY AND BEYOND					
Fair Oaks Ranch	27	29	33	**10**	City Hall, 7286 Dietz Elkhorn
Boerne	33	35	39	**16**	City Hall, 447 N. Main St.
Bulverde	25	32	25	**22**	City Hall, 30360 Cougar Bend
New Braunfels	25	42	**18**	37	City Hall, 550 Landa St.
San Marcos	43	60	**35**	55	City Hall, 630 E. Hopkins St.

Drive times vary by time of day, traffic, and gate. Check current conditions for your route before deciding.

Each figure is the drive to that installation's nearest 24/7 gate; bold marks the nearest installation. **Test the route:** map it from the house to the gate you'll use, at the hour you'd leave, and drive it once if you can. Open 24/7: Fort Sam's Walters, Harry Wurzbach East and BAMC/I-35 gates, Lackland's Luke East, Valley Hi and McMullen, Randolph's Lindsey Gate, Camp Bullis's main gate. Miles: driving routes on OpenStreetMap road data, measured October 2026; gate hours from jbsa.mil. Data current as of October 2026.

SECTION 10 · MATCH BY WHAT YOU WANT

Where should you start for what you want?

Find the feature or price point that matters most, then start with the places beside it. Many communities show up more than once, and some rows come with a catch worth knowing before you fall for a house.

IF YOU WANT	LOOK FIRST AT	WORTH KNOWING
Half an acre or more	Shavano Park, Garden Ridge, Fair Oaks Ranch, Helotes, Bulverde, land around Marion	Median lot about 0.8 acre in Shavano Park; often 0.75 to 1 in Garden Ridge. Acreage often means septic, sometimes a private well.
A historic house	Monte Vista, King William, Southtown, Tobin Hill, central Boerne, Dunbar in San Marcos	San Antonio's historic districts review exterior work (page 5).
A walk to restaurants and the river	Tobin Hill, King William, Southtown	Small yards, busier streets, and parking that varies by house.
New construction	Converse, Cibolo, Schertz, Alamo Ranch, Timberwood Park off Kinder Pkwy, New Braunfels, San Marcos, around Marion	Where builders keep building nearby, a resale in a few years competes with new homes, so plan to hold it longer or rent it out.
Established streets, little new building	Alamo Heights, Olmos Park, Terrell Hills, Hollywood Park, Windcrest, Universal City, Leon Valley, Garden Ridge, Stone Oak	Fewer homes for sale at once, and older roofs and systems to check.
No city property tax	Timberwood Park; parts of Alamo Ranch and Converse; some Helotes-address subdivisions; land outside Boerne, Bulverde, Cibolo and Marion	An ESD, MUD or water district often takes the city's place. Check the units first.
A 2026 rate under $1.90 per $100	Garden Ridge, New Braunfels, Bulverde, Boerne, Timberwood Park (NEISD side)	Outside Boerne, a MUD can add $0.65 to $1.00.
New builds with base prices under $260,000	Converse: Rose Valley, Knox Ridge, Randolph Crossing, Paloma Park	All four are in East Central ISD.
New builds from about $350,000 to $460,000	Cibolo (Steele Creek), Schertz (The Crossvine, Homestead)	SCUCISD's tax vote is Nov. 3, 2026 (page 8).
Average homestead values above $700,000	Olmos Park, Terrell Hills, Shavano Park, Alamo Heights, Garden Ridge, Fair Oaks Ranch	Taxable values after exemptions; sale prices usually run higher.
Average homestead values under $300,000	Live Oak, Leon Valley, New Braunfels, Universal City	A way to compare places, not a price.
The shortest drive to your installation	Fort Sam: the central neighborhoods. Lackland: Leon Valley, King William, Southtown. Randolph: Universal City, Schertz, Converse. Camp Bullis: The Dominion, Shavano Park, Helotes, Fair Oaks Ranch.	Every community's nearest installation is in bold on page 13.

Drive times vary by time of day, traffic, and gate. Check current conditions for your route before deciding.

Every row describes homes, lots, prices, taxes or distance, drawn from the community pages and tables in this guide. Data current as of October 2026.

SECTION 11 · CHECK ANY ADDRESS

How do you check the facts for one specific address?

> Go to the records, not the neighborhood name in the listing. Six lookups settle the city, the taxes, the school district, the flood zone, any historic review and the HOA. Do them for every home you're serious about, before your option period ends.

1. **City limits and taxing units.** Search the property on its county's appraisal district site: Bexar (bcad.org), Comal (comalad.org), Guadalupe (guadalupead.org), Kendall (kendallad.org) or Hays (hayscad.com). The record lists every unit that taxes it: a city or none, the school district, the county, and any ESD, MUD or special district. Add the rates for the combined rate.

2. **School district and campus.** Ask the district which campuses serve the address, or use its lookup. North East ISD posts searchable campus maps and a Bexar County map showing which district an address is in; Northside ISD has Boundaries and Buses. Then read that campus's report card at TXschools.gov, TEA's report card site. The JBSA School Liaison Program helps military-connected students with school moves.

3. **Flood zone.** Search the address on FEMA's Flood Map Service Center (msc.fema.gov). In a high-risk zone your lender will require flood insurance, and coverage on a new policy usually starts only after a 30-day wait, so get a quote early.

4. **Historic review.** Inside San Antonio, the Office of Historic Preservation's Explorer Map shows whether the address is in a historic district.

5. **HOA.** Find out whether there is one, what the dues are, and what the rules say about leasing, parking, fences and pets. If one of those rules would stop you, tell me and I'll check it before you tour.

6. **Utilities and systems.** Confirm the electric and water providers (CPS Energy and SAWS inside San Antonio; GVEC, New Braunfels Utilities, Pedernales Electric or a city or district system elsewhere) and whether the home is on septic or a well. During the option period, I recommend at least a general home inspection and a sewer scope, or a septic inspection instead of the scope where the home is on septic.

Names that don't settle it

- ☐ A 78209 ZIP: Alamo Heights or San Antonio, and AHISD or not
- ☐ 78258 or "Stone Oak": inside the POA or outside it
- ☐ 78109: Converse, San Antonio or unincorporated Bexar County
- ☐ "San Antonio, TX 78266": possibly Garden Ridge
- ☐ A Helotes address: Helotes, San Antonio or unincorporated
- ☐ Inwood or Shavano Forest: City of San Antonio, not Shavano Park
- ☐ A Bulverde or Spring Branch address: inside the city or out
- ☐ A Marion address on a county road: Marion ISD or a neighbor

Before you tour

Have two numbers ready, the most a lender will approve and the monthly payment you actually want, and know your must-haves and deal-breakers. Expect to rent the home out when orders come? Say so early: on homes you're serious about, I run rental comps. Touring from out of state? I'll walk you through homes by video.

Sources: Bexar, Comal, Guadalupe, Kendall and Hays appraisal districts; North East ISD Find Your Campus and Bexar County ISD Boundary Map (neisd.net); Northside ISD Boundaries and Buses (boundariesandbuses.nisd.net); TXschools.gov; JBSA School Liaison Program; FEMA Flood Map Service Center; City of New Braunfels floodplain management; City of San Antonio OHP Explorer Map; CPS Energy; SAWS. Data current as of October 2026.

SECTION 12 · FAQ

What do people ask when they're choosing a neighborhood?

Which areas have no city property tax?

Timberwood Park has no city government at all. Parts of Alamo Ranch and Converse, and subdivisions outside Boerne, Bulverde, Cibolo and Marion, sit outside city limits too. No city tax doesn't always mean a smaller bill: an ESD, MUD or water district often takes the city's place. Johnson Ranch, with a Bulverde address, comes to about $2.45 per $100, against $1.85 inside the City of Bulverde.

Does the ZIP code tell me the school district?

No. Terrell Hills is split between two districts, Universal City's line runs through the middle of town, and in New Braunfels downtown is NBISD while Gruene Hall's address is Comal ISD. Ask the district which campuses serve the address, then read the campus report card at TXschools.gov.

Where can I get acreage and still be near the city?

Shavano Park's median lot is about 0.8 acre, about 6.5 miles from Camp Bullis. In Garden Ridge, about 8.5 miles from Randolph's main gate, most lots fall between three-quarters of an acre and an acre. About a third of Helotes houses sit on an acre or more, and Fair Oaks Ranch and Bulverde have larger tracts. Acreage often means septic, and sometimes a well. Drive times vary by time of day, traffic, and gate. Check current conditions for your route before deciding.

Where are builders still selling?

Converse, Cibolo and Schertz on the northeast side, Alamo Ranch, the Kinder Parkway side of Timberwood Park, New Braunfels and San Marcos. If you'll tour models, call me before the first one. I'll negotiate with the builder for you and I'm at every walkthrough.

Are any of these neighborhoods in a flood zone?

Parts of some. FEMA's high-risk zones follow the river through west Mahncke Park and along King William's edge; Live Oak's Main City Park doubles as a flood-control project; and after the July 2026 flooding in Boerne, homes near Cibolo Creek deserve a close look. It varies by address, so look up every home at msc.fema.gov.

Can I choose a neighborhood before I visit?

Yes, most of the sorting works from a laptop. The drive, the payment and the district rule places out before you ever see them. Then follow the live listings on each remaining community's page, and when a house looks right, I'll show it to you by video and write and negotiate the offer from there.

Where do I see today's prices?

On each community's page at tiffanyreedtx.com, where I've put live listings and recent sales so you see current numbers, not last year's. To search everything at once, use tiffanyreedtx.com/listing.

SECTION 13 · SCHOOL RATINGS

How did TEA rate each public school in 2026?

> The next pages list TEA's 2026 overall A–F rating and three domain ratings for 509 campuses in 21 school districts in and around San Antonio, grouped by district and then by TEA's school type: high, middle, elementary and combined-grade.

What the ratings measure

- **Student Achievement:** how students performed on the STAAR and STAAR End-of-Course tests, plus college, career and military readiness and graduation rates at high schools.
- **School Progress:** how much students grew academically from one year to the next, and how the campus performed compared with campuses that have a similar share of economically disadvantaged students.
- **Closing the Gaps:** how groups of students (by race and ethnicity, family income and other factors) performed against state goals.
- **Overall:** TEA weights the better of Student Achievement or School Progress at 70 percent and Closing the Gaps at 30 percent. When a campus has no Closing the Gaps rating, the better of the two counts for the whole score, and a few TEA rules cap the overall rating when several areas score low.
- **Paired campuses:** a campus with no grades that take the STAAR test (pre-K through 2nd grade, for example) is paired with another campus in its district, or with the district, and gets that overall rating. Its three domain ratings show Not Rated.
- **Not Rated:** TEA gives this label when a campus has no data or not enough data for a rating, and in a few other cases set out in its accountability manual.

Before you use these tables

- These are the 2026 ratings, based on the 2025-26 school year. TEA releases new ratings each August, so check TXschools.gov for the current year.
- Attendance zones change, and a city name or ZIP code doesn't settle which schools serve a home. Confirm the campuses assigned to any address with the school district before you make an offer.
- Campuses TEA lists as special assignment schools, where students are placed for disciplinary, juvenile justice and similar programs, are left out; TEA rated none of them. Some campuses enroll by application or program rather than by zone; the district can tell you how each one enrolls.

Districts in this section

Alamo Heights ISD	5 campuses	18
Boerne ISD	13 campuses	18
Comal ISD	37 campuses	18
East Central ISD	14 campuses	18
Edgewood ISD	19 campuses	19
Fort Sam Houston ISD	2 campuses	19
Harlandale ISD	17 campuses	19
Judson ISD	35 campuses	19
Lackland ISD	2 campuses	20
Marion ISD	4 campuses	20
Medina Valley ISD	9 campuses	20
New Braunfels ISD	16 campuses	20
North East ISD	66 campuses	20
Northside ISD	121 campuses	21
Randolph Field ISD	3 campuses	22
San Antonio ISD	79 campuses	22
San Marcos CISD	12 campuses	23
Schertz-Cibolo-Universal City ISD	16 campuses	23
South San Antonio ISD	13 campuses	23
Southside ISD	8 campuses	24
Southwest ISD	18 campuses	24

Source: Texas Education Agency, 2026 A–F accountability ratings (released August 14, 2026; ratings file updated September 2026) (2026 Statewide Multi-Year Ratings spreadsheet, tea.texas.gov). Ratings update each August. Attendance zones change; confirm the campuses assigned to any address with the school district. Data current as of October 2026.

SECTION 13 · 2026 SCHOOL RATINGS

Columns: TEA's overall rating, then its three domain ratings: Student Achievement, School Progress and Closing the Gaps. Ratings are A, B, C, D, F or Not Rated, exactly as TEA published them. † Rated under TEA's alternative education accountability (AEA) provisions. Grouped by TEA's school type; within each group, campuses are listed alphabetically.

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
Alamo Heights ISD				DISTRICT RATING B
HIGH SCHOOLS				
Alamo Heights High School	A	A	B	A
MIDDLE SCHOOLS				
Alamo Heights Junior High	B	A	B	C
ELEMENTARY SCHOOLS				
Cambridge Elementary	B	A	B	B
Howard Elementary	B	Not Rated	Not Rated	Not Rated
Woodridge Elementary	B	B	C	C
Boerne ISD				DISTRICT RATING A
HIGH SCHOOLS				
Boerne - Samuel V Champion High School	A	A	A	A
Boerne High School	A	A	B	A
MIDDLE SCHOOLS				
Boerne Middle North	A	A	B	B
Boerne Middle South	A	A	B	A
Voss Middle	B	A	B	C
ELEMENTARY SCHOOLS				
Cibolo Creek Elementary	A	A	B	A
Curington Elementary	B	B	B	C
Fabra Elementary	B	A	B	B
Fair Oaks Ranch Elementary	A	A	B	B
Herff Elementary	A	A	B	A
Kendall Elementary	B	A	B	B
Van Raub Elementary	A	A	B	B
Viola Wilson Elementary	A	A	B	B
Comal ISD				DISTRICT RATING B
HIGH SCHOOLS				
Canyon High School	B	B	B	B
Canyon Lake High School	A	A	A	A
Comal Academy †	A	A	B	Not Rated
Davenport High School	A	A	A	A
Hill Country College Prep High School	A	A	A	A
Memorial Early College High School	A	A	A	A
Pieper High School	A	A	B	A
Smithson Valley High School	A	A	B	A
MIDDLE SCHOOLS				
Bulverde Middle	B	B	B	B
Canyon Middle	C	C	D	C
Church Hill Middle	B	A	B	C
Danville Middle	B	B	C	C
Mountain Valley Middle	B	B	B	C
Pieper Ranch Middle	A	A	B	A
Smithson Valley Middle	A	A	B	B

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
Comal ISD				CONTINUED
MIDDLE SCHOOLS (CONTINUED)				
Spring Branch Middle	A	A	B	A
ELEMENTARY SCHOOLS				
Arlon R Seay Elementary	A	A	B	A
Bill Brown Elementary	A	A	A	A
Clear Spring Elementary	C	C	C	C
Comal Creek Elementary	C	C	C	C
Farias-Spitzer Elementary	B	B	B	B
Freiheit Elementary	B	B	B	B
Garden Ridge Elementary	A	A	B	A
Goodwin Frazier Elementary	B	B	B	A
Hoffmann Lane Elementary	A	A	A	A
Indian Springs Elementary	B	A	C	C
Johnson Ranch Elementary	B	A	B	B
Kinder Ranch Elementary	B	A	B	B
Mayfair Elementary	C	B	C	C
MH Specht Elementary	A	A	B	B
Morningside Elementary	C	C	C	C
Mountain Valley Elementary	B	A	B	B
Oak Creek Elementary	B	B	B	B
Rahe Bulverde Elementary	A	A	A	A
Rebecca Creek Elementary	A	A	A	B
Startzville Elementary	B	C	B	C
Timberwood Park Elementary	A	A	A	A
East Central ISD				DISTRICT RATING C
HIGH SCHOOLS				
East Central CAST Lead High School	B	B	B	B
East Central High School	B	C	B	C
MIDDLE SCHOOLS				
East Central Heritage Middle	C	C	C	C
Legacy Middle	C	D	C	C
Valor Middle	B	B	B	C
ELEMENTARY SCHOOLS				
Harmony Elementary	D	D	D	C
Highland Forest Elementary	A	B	A	A
Honor Elementary	C	F	C	C
Oak Crest Elementary	C	C	C	C
Pecan Valley Elementary	C	D	C	C
Pre-K for SA - East Central ISD	D	Not Rated	Not Rated	Not Rated
Salado Elementary	B	C	A	B
Sinclair Elementary	D	D	F	D
Tradition Elementary	C	D	C	C

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SECTION 13 · 2026 SCHOOL RATINGS

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
Edgewood ISD				DISTRICT RATING D
HIGH SCHOOLS				
Burleson Center	Not Rated	Not Rated	Not Rated	Not Rated
John F Kennedy High School	C	C	C	D
Learn4Life †	C	C	C	C
Memorial High School	C	C	B	C
STEAM at the Fine Arts Academy	B	B	B	C
MIDDLE SCHOOLS				
Brentwood Middle	F	F	F	D
Gus Garcia Middle	D	D	C	D
ELEMENTARY SCHOOLS				
Alonso S Perales Elementary	C	F	C	C
Cardenas Center	C	Not Rated	Not Rated	Not Rated
Gardendale Pre-K 4 SA Early Learning	C	Not Rated	Not Rated	Not Rated
H B Gonzalez Elementary	C	F	C	C
L B Johnson Elementary	C	D	C	D
Las Palmas Leadership School for Girls	D	F	D	D
Loma Park Elementary	F	F	D	F
Pre-K 4 San Antonio	C	Not Rated	Not Rated	Not Rated
Roosevelt Dual Language Academy	D	F	D	D
Roy Cisneros Elementary	D	F	D	C
Stafford Center	C	Not Rated	Not Rated	Not Rated
Stafford Elementary Visual and Performing Arts	D	F	D	D
Fort Sam Houston ISD				DISTRICT RATING A
ELEMENTARY SCHOOLS				
Fort Sam Houston Elementary	B	B	B	A
COMBINED-GRADE CAMPUSES				
Robert G Cole Middle/High School	A	A	A	A
Harlandale ISD				DISTRICT RATING C
HIGH SCHOOLS				
Frank M Tejeda Academy †	B	C	B	D
Harlandale High School	C	D	C	D
Harlandale ISD STEM ECHS	A	A	A	A
McCollum High School	C	C	C	C
MIDDLE SCHOOLS				
A Leal Jr. Middle	B	C	B	C
Harlandale Middle	C	D	C	C
Kingsborough Middle	C	C	B	C
Terrell Wells Middle	B	C	B	B
ELEMENTARY SCHOOLS				
Bellaire Elementary	D	F	C	D
Collier Elementary	C	D	C	C
E H Gilbert Elementary	F	F	F	F
Gillette Elementary	C	D	C	C
H W Schulze Elementary	B	C	B	A

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
Harlandale ISD				CONTINUED
ELEMENTARY SCHOOLS (CONTINUED)				
Stonewall/Flanders Elementary	B	D	B	C
V M Adams Elementary	D	D	D	F
Vestal Elementary	F	F	F	F
Wright Elementary	F	F	D	F
Judson ISD				DISTRICT RATING C
HIGH SCHOOLS				
Judson Early College Academy	A	A	A	A
Judson High School	C	C	C	F
Judson Learning Academy †	A	A	A	Not Rated
Karen Wagner High School	C	C	C	F
Veterans Memorial High School	C	C	B	C
MIDDLE SCHOOLS				
Cibolo Creek Middle	C	C	D	C
Henry Metzger Middle	F	F	F	D
Judson Middle	F	F	F	F
Kirby Middle	B	D	B	B
Kirby STEM Academy	F	F	F	F
Kitty Hawk Middle	B	B	B	C
Woodlake Hills College Prep	D	D	D	D
Woodlake Hills Middle	B	C	A	B
ELEMENTARY SCHOOLS				
Candlewood Elementary	D	F	D	D
Candlewood STEM Academy	D	Not Rated	Not Rated	Not Rated
Converse Elementary	C	D	C	C
Copperfield Elementary	C	C	C	C
Crestview Elementary	A	A	A	A
Elolf STEAM Academy	D	D	F	D
Escondido Elementary	C	D	C	C
Fine Arts Academy of Olympia	B	B	B	C
Franz Leadership Academy	C	C	C	D
Hopkins Elementary	D	D	D	C
James L Masters	C	C	C	B
Mary Lou Hartman	D	D	C	D
Miller's Point Elementary	D	D	D	D
Park Village Blended Learning Academy	F	F	F	D
Ricardo Salinas Elementary	C	C	C	C
Rolling Meadows Elementary	C	C	C	C
Selma Elementary	B	C	B	B
Spring Meadows College Prep	C	Not Rated	Not Rated	Not Rated
Spring Meadows Elementary	C	D	C	C
William Paschall Elementary	C	D	C	C
Woodlake Elementary	D	F	D	D
Wortham Oaks Elementary	B	A	B	C

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SECTION 13 · 2026 SCHOOL RATINGS

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
Lackland ISD				DISTRICT RATING B
ELEMENTARY SCHOOLS				
Lackland Elementary	B	B	C	C
COMBINED-GRADE CAMPUSES				
Virginia Allred Stacey Jr./Sr. High School	A	A	B	A
Marion ISD				DISTRICT RATING B
HIGH SCHOOLS				
Marion High School	A	A	B	B
MIDDLE SCHOOLS				
Marion Middle	B	B	B	B
ELEMENTARY SCHOOLS				
Norma Krueger Elementary-Primary	D	Not Rated	Not Rated	Not Rated
Norma Krueger Elementary/Bert Karrer Campus	D	C	C	D
Medina Valley ISD				DISTRICT RATING B
HIGH SCHOOLS				
Medina Valley High School	B	B	B	A
MIDDLE SCHOOLS				
Medina Valley Loma Alta Middle	B	B	B	A
Medina Valley Middle	C	C	B	C
ELEMENTARY SCHOOLS				
Castroville Elementary	A	A	B	A
Lacoste Elementary	C	C	C	C
Ladera Elementary	C	C	D	C
Luckey Ranch Elementary	C	C	C	C
Potranco Elementary	B	B	B	C
Silos Elementary	C	C	C	D
New Braunfels ISD				DISTRICT RATING B
HIGH SCHOOLS				
Long Creek High School	B	B	B	B
New Braunfels High School	A	A	B	A
Two Rivers High School †	A	A	A	Not Rated
MIDDLE SCHOOLS				
New Braunfels Middle	C	C	D	D
Oakrun Middle	A	B	B	A
ELEMENTARY SCHOOLS				
Carl Schurz Elementary	B	B	B	A
County Line Elementary	B	B	C	C
Klein Road Elementary	C	C	C	D
Lamar Elementary	A	A	B	B
Legend Point Elementary	B	C	B	C
Lone Star Early Childhood Center	B	Not Rated	Not Rated	Not Rated
Memorial Elementary	C	C	C	C
Seele Elementary	B	B	B	B
Veramendi Elementary	B	A	B	B

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
New Braunfels ISD				CONTINUED
ELEMENTARY SCHOOLS (CONTINUED)				
Voss Farms Elementary	D	C	D	D
Walnut Springs Elementary	B	A	B	B
North East ISD				DISTRICT RATING B
HIGH SCHOOLS				
Academy of Creative Education †	A	B	A	Not Rated
Churchill High School	B	C	B	B
International School of America	A	A	B	A
Johnson High School	B	B	B	A
Legacy of Educational Excellence High School	C	D	C	C
MacArthur High School	C	C	C	D
Madison High School	C	C	C	C
Reagan High School	A	A	B	A
Roosevelt High School	B	C	B	B
MIDDLE SCHOOLS				
Bradley Middle	B	B	B	C
Bush Middle	B	A	B	B
Eisenhower Middle	C	C	C	C
Garner Middle	C	D	C	C
Harris Middle	C	C	D	D
Hill Middle	A	A	B	A
Jackson Middle	C	C	C	D
Krueger Middle	B	C	B	C
Lopez Middle	A	A	B	A
Nimitz Middle	C	C	C	D
Tejeda Middle	A	A	B	A
White Middle	C	C	B	C
Wood Middle	C	C	C	D
ELEMENTARY SCHOOLS				
Bulverde Creek	B	A	B	B
Camelot Elementary	C	D	C	C
Canyon Ridge Elementary	B	A	B	B
Castle Hills Elementary	B	A	B	B
Cibolo Green	B	A	B	C
Coker Elementary	C	C	C	C
Colonial Hills Elementary	D	D	C	D
Dellview Elementary	C	D	C	C
East Terrell Hills Elementary	C	F	C	C
El Dorado Elementary	C	D	C	C
Encino Park Elementary	B	A	C	C
Fox Run Elementary	B	C	B	B
Hardy Oak Elementary	A	A	B	A
Harmony Hills Elementary	A	B	A	A
Hidden Forest Elementary	A	A	B	B
Huebner Elementary	A	A	A	A
Jackson-Keller Elementary	B	D	B	C
Larkspur Elementary	D	F	D	D
Las Lomas Elementary	B	B	C	C

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SECTION 13 · 2026 SCHOOL RATINGS

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
North East ISD				CONTINUED
ELEMENTARY SCHOOLS (CONTINUED)				
Longs Creek Elementary	C	C	C	C
Montgomery Elementary	C	C	C	C
Northern Hills Elementary	C	C	C	C
Northwood Elementary	B	B	B	C
Oak Grove Elementary	B	C	B	C
Oak Meadow Elementary	A	A	A	B
Olmos Elementary	A	B	A	A
Pre-K Academy at West Avenue	B	Not Rated	Not Rated	Not Rated
Redland Oaks Elementary	A	A	B	A
Regency Place Elementary	C	C	B	C
Ridgeview Elementary	C	C	C	C
Roan Forest Elementary	A	A	B	A
Royal Ridge Elementary	D	D	D	D
Serna Elementary	D	F	D	D
Stahl Elementary	C	C	C	C
Steubing Ranch Elementary	B	B	B	C
Stone Oak Elementary	A	A	A	B
Thousand Oaks Elementary	C	C	C	C
Tuscany Heights	B	A	B	C
Vineyard Ranch Elementary	A	A	A	B
Walzem Elementary	D	D	D	D
Wetmore Elementary	C	C	C	C
Wilderness Oak Elementary	A	A	A	A
Windcrest Elementary	C	F	C	C
Woodstone Elementary	C	D	C	C
Northside ISD				DISTRICT RATING C
HIGH SCHOOLS				
Brandeis High School	B	B	B	A
Brennan High School	C	B	C	D
Chavez Excel Academy †	Not Rated	Not Rated	Not Rated	Not Rated
Clark High School	C	C	C	B
Harlan High School	C	B	B	C
Health Careers High School	A	A	A	A
Holmes High School	B	C	B	C
Jay High School	C	D	C	C
Marshall High School	D	C	C	F
O'Connor High School	B	B	B	A
Sotomayor High School	B	B	B	B
Stevens High School	B	D	B	C
Taft High School	B	B	B	C
Warren High School	B	C	B	C
MIDDLE SCHOOLS				
Bernal Middle	B	B	B	B
Briscoe Middle	B	B	B	B
Connally Middle	C	C	C	B
Folks Middle	B	B	B	B
Garcia Middle	A	A	B	A
Hobby Middle	B	B	A	B
Jefferson Middle	B	B	C	C

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
Northside ISD				CONTINUED
MIDDLE SCHOOLS (CONTINUED)				
Jones Middle	B	C	B	B
Jordan Middle	B	B	B	B
Luna Middle	C	C	D	C
Neff Middle	C	D	C	C
Pease Middle	D	D	D	D
Rawlinson Middle	B	B	B	B
Rayburn Middle	C	D	C	C
Ross Middle	C	D	C	C
Rudder Middle	D	D	C	D
Stevenson Middle	C	C	C	C
Stinson Middle	B	B	B	B
Straus Middle	C	C	C	C
Vale Middle	C	C	C	D
Zachry Middle	C	C	B	C
ELEMENTARY SCHOOLS				
Adams Hill Elementary	F	F	D	F
Allen Elementary	D	D	D	D
Aue Elementary	A	A	A	A
Beard Elementary	A	A	B	A
Behlau Elementary	C	C	C	C
Blattman Elementary	A	A	A	B
Boldt Elementary	D	D	F	C
Boone Elementary	C	D	C	C
Brauchle Elementary	B	C	B	B
Braun Station Elementary	B	B	B	B
Burke Elementary	B	B	B	A
Cable Elementary	D	F	C	D
Carlos Coon Elementary	D	F	D	D
Carnahan Elementary	B	C	B	B
Carson Elementary	C	C	C	C
Chumbley Elementary	C	C	C	C
Cody Elementary	C	D	C	C
Cole Elementary	B	B	C	C
Colonies North Elementary	C	F	C	C
Driggers Elementary	C	D	C	D
Ellison Elementary	B	B	C	B
Elrod Elementary	B	C	B	C
Esparza Elementary	C	C	C	C
Evers Elementary	C	C	D	C
Fernandez Elementary	C	D	C	C
Fields Elementary	B	B	B	C
Fisher Elementary	C	C	C	D
Forester Elementary	B	C	B	B
Franklin Elementary	B	C	B	A
Galm Elementary	B	B	B	B
Glass Elementary	F	F	F	D
Glenn Elementary	C	D	C	C
Glenoaks Elementary	D	D	D	C
Hatchett Elementary	B	D	B	B
Helotes Elementary	A	A	B	B
Henderson Elementary	B	A	B	B

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SECTION 13 · 2026 SCHOOL RATINGS

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
Northside ISD				CONTINUED
ELEMENTARY SCHOOLS (CONTINUED)				
Hoffmann Elementary	C	C	C	B
Howsman Elementary	C	D	C	C
Hull Elementary	D	D	D	D
Kallison Elementary	B	B	C	B
Knowlton Elementary	C	D	C	C
Krueger Elementary	C	C	C	C
Kuentz Elementary	C	B	C	C
Langley Elementary	B	B	B	A
Leon Springs Elementary	A	A	A	A
Leon Valley Elementary	C	C	C	C
Lewis Elementary	C	C	C	C
Lieck Elementary	B	B	B	C
Linton Elementary	D	F	D	D
Locke Hill Elementary	C	C	C	C
Los Reyes Elementary	A	A	A	A
Martin Elementary	C	F	C	C
May Elementary	D	C	C	D
McAndrew Elementary	B	A	B	C
McDermott Elementary	C	F	C	C
Mead Elementary	B	D	A	B
Meadow Village Elementary	B	C	B	B
Michael Elementary	C	C	C	B
Mireles Elementary	B	B	B	B
Mora Elementary	C	C	C	C
Murnin Elementary	C	C	B	C
Myers Elementary	B	C	B	B
Nichols Elementary	C	C	D	C
NISD Head Start	C	Not Rated	Not Rated	Not Rated
Northwest Crossing Elementary	D	C	D	D
Oak Hills Terrace Elementary	F	F	F	F
Ott Elementary	C	C	C	C
Passmore Elementary	F	F	F	D
Powell Elementary	B	D	B	C
Raba Elementary	B	A	B	B
Reed Elementary	C	C	D	D
Rhodes Elementary	D	F	D	D
Scarborough Elementary	C	C	C	C
Scobee Elementary	C	C	D	D
Steubing Elementary	B	B	B	B
Thornton Elementary	D	D	D	D
Timberwilde Elementary	B	C	B	B
Tomlinson Elementary	C	B	C	C
Valley Hi Elementary	F	D	D	F
Villarreal Elementary	D	D	D	D
Wanke Elementary	C	C	C	C
Ward Elementary	C	D	C	C
Wernli Elementary	B	B	C	C
Westwood Terrace Elementary	B	C	B	B

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
Northside ISD				CONTINUED
COMBINED-GRADE CAMPUSES				
Holmgreen Center	Not Rated	Not Rated	Not Rated	Not Rated
Reddix Center †	Not Rated	Not Rated	Not Rated	Not Rated
Randolph Field ISD				DISTRICT RATING A
HIGH SCHOOLS				
Randolph High School	A	A	B	A
MIDDLE SCHOOLS				
Randolph Middle	A	A	B	A
ELEMENTARY SCHOOLS				
Randolph Elementary	A	A	A	A
San Antonio ISD				DISTRICT RATING C
HIGH SCHOOLS				
Brackenridge High School	A	B	B	A
Burbank High School	B	B	B	B
CAST Med High School	B	C	B	A
CAST Tech High School	B	B	B	A
Cooper Academy at Navarro †	A	A	B	A
Edison High School	B	B	B	B
Fox Technical High School	A	B	A	A
Healy-Murphy †	C	C	D	D
Highlands High School	C	C	C	D
Houston High School	B	C	B	C
Jefferson High School	B	B	B	B
Lanier High School	C	C	B	D
St. Philip's Early College High School	A	A	A	A
Travis Early College High School	A	A	A	A
MIDDLE SCHOOLS				
CAST Imagine Middle	D	C	C	D
Davis College Prep Middle	F	F	F	D
Davis Middle	B	D	A	C
Edgar Allan Poe STEM Dual Language Middle	D	F	D	C
Harris Middle	D	D	C	D
Hot Wells Middle	D	F	D	C
Longfellow Middle	C	D	C	C
Rhodes Middle	F	F	F	D
Rogers College Prep Middle	D	F	D	D
Tafolla College Prep Middle	F	F	F	C
Tafolla Middle	B	F	B	B
Whittier Middle	D	F	D	D
ELEMENTARY SCHOOLS				
Agnes Cotton Academy	A	B	A	A
Arnold Elementary	B	C	B	B
Baskin Elementary	B	C	B	C
Beacon Hill Primary	A	Not Rated	Not Rated	Not Rated
Bonham Academy	C	C	C	C
Bowden Academy	D	F	D	C

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SECTION 13 · 2026 SCHOOL RATINGS

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
San Antonio ISD				CONTINUED
ELEMENTARY SCHOOLS (CONTINUED)				
Briscoe Elementary	D	D	D	D
Cameron Elementary	A	C	A	B
Carroll Early Childhood Campus	B	Not Rated	Not Rated	Not Rated
Carvajal Elementary	F	F	F	D
Charles C Ball Elementary	C	D	C	C
Charles Graebner Elementary	D	F	D	D
Collins Garden Elementary	F	F	D	F
David Barkley/Francisco Ruiz Elementary	C	F	C	C
David Crockett Academy	F	F	F	F
De Zavala Elementary	D	F	D	D
Democracy Prep at Stewart Academy	D	F	D	D
Eloise Japhet Elementary	B	C	B	B
Fenwick Academy	D	D	D	D
Franklin Elementary	A	B	A	A
Green Elementary at Riverside Park	B	C	B	B
Hawthorne PK-8 Academy	D	D	D	D
Healy Murphy PK	A	Not Rated	Not Rated	Not Rated
Herff Elementary	D	F	D	C
Highland Hills Elementary	C	F	C	C
Hillcrest Elementary	B	C	B	B
Hirsch Elementary	F	F	F	D
Irving Dual Language Academy	B	C	B	B
J T Brackenridge Elementary	D	F	D	D
Kelly Academy	D	F	D	C
M L King Academy	F	F	F	D
Madison Elementary	D	F	C	D
Margil Elementary	B	D	B	C
Mark Twain Dual Language Academy	A	A	A	A
Maverick Elementary	D	F	B	D
Mission Academy	C	C	C	C
Neal Elementary	B	C	B	B
Ogden Elementary	F	F	F	D
Pershing Elementary	B	D	A	B
Rodriguez Montessori Elementary	D	F	D	D
Rogers Academy	D	F	D	C
Sarah S King Elementary	D	F	D	D
Schenck Elementary	B	C	B	C
Smith Elementary	C	D	C	C
Steele Montessori Academy	D	D	D	D
Washington Elementary	D	D	D	C
Wilson Elementary	B	C	B	B
Woodlawn Academy	D	F	D	D
Woodlawn Hills Elementary	D	F	D	C
Young Women's Leadership Academy Primary	B	B	B	C
COMBINED-GRADE CAMPUSES				
Advanced Learning Academy	B	B	B	B
Young Men's Leadership Academy	B	B	B	C
Young Women's Leadership Academy	A	A	A	A
San Marcos CISD				DISTRICT RATING C
HIGH SCHOOLS				
San Marcos Excel Academy †	A	C	A	Not Rated
San Marcos High School	C	C	B	D
MIDDLE SCHOOLS				
Goodnight Middle	D	D	C	D
Miller Middle	B	B	B	C
ELEMENTARY SCHOOLS				
Bonham Pre-K School	A	Not Rated	Not Rated	Not Rated
Bowie Elementary	D	F	D	C
Crockett Elementary	A	A	A	A
DeZavala Elementary	D	F	D	D
Hernandez Elementary	A	B	A	A
Mendez Elementary	D	D	C	F
Rodriguez Elementary	C	C	C	D
Travis Elementary	D	D	C	D
Schertz-Cibolo-Universal City ISD				DISTRICT RATING B
HIGH SCHOOLS				
Allison L Steele ELC †	B	B	B	Not Rated
Byron P Steele II High School	A	A	B	A
Samuel Clemens High School	C	B	C	C
MIDDLE SCHOOLS				
Barbara Jordan Intermediate	B	B	B	B
Dobie Junior High	B	B	C	C
Elaine S Schlather Intermediate	C	C	C	C
Laura Ingalls Wilder Intermediate	C	C	C	C
Ray D Corbett Junior High	B	B	B	A
ELEMENTARY SCHOOLS				
Cibolo Valley Elementary	D	C	F	D
Green Valley Elementary	B	B	B	B
John A Sippel Elementary	D	C	D	D
Norma J Paschal Elementary	C	C	C	D
Rose Garden Elementary	D	D	F	D
Schertz Elementary	D	D	D	D
Watts Elementary	C	C	C	C
Wiederstein Elementary	C	C	C	C
South San Antonio ISD				DISTRICT RATING C
HIGH SCHOOLS				
South San Antonio High School	C	C	C	C

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SECTION 13 · 2026 SCHOOL RATINGS

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
South San Antonio ISD				CONTINUED
MIDDLE SCHOOLS				
Alan B Shepard Middle	D	D	C	F
Dwight Middle	C	D	B	C
Robert C Zamora Middle	B	C	B	A
ELEMENTARY SCHOOLS				
Five Palms Elementary	C	D	C	C
Frank Madla Elementary	C	F	C	C
Hutchins Elementary	C	D	C	C
Miguel Carrillo Jr. Elementary	B	D	B	B
Neil Armstrong Elementary	B	D	A	B
Palo Alto Elementary	F	F	D	F
Price Elementary	B	C	B	B
Roy Benavidez Elementary	D	D	D	F
COMBINED-GRADE CAMPUSES				
Alternative School	Not Rated	Not Rated	Not Rated	Not Rated
Southside ISD				DISTRICT RATING B
HIGH SCHOOLS				
Southside High School	B	C	B	C
MIDDLE SCHOOLS				
Julius L Matthey Middle	B	C	B	C
Losoya Middle	B	C	B	B
ELEMENTARY SCHOOLS				
Colonel Miguel Menchaca Early Childhood Center	B	Not Rated	Not Rated	Not Rated
Freedom Elementary	B	C	B	B
Heritage Elementary	B	C	B	A
Julian C Gallardo Elementary	B	C	B	B
W M Pearce Primary	B	C	B	B
Southwest ISD				DISTRICT RATING B
HIGH SCHOOLS				
CAST STEM High School	A	A	A	A
Southwest High School	B	B	B	A
Southwest Legacy High School	B	B	B	C
MIDDLE SCHOOLS				
Francis R Scobee Middle	C	C	B	C
Judith A Resnik Middle	D	D	D	C
Ronald E McNair Middle	B	C	B	C
Sharon Christa McAuliffe Middle	C	D	C	C
ELEMENTARY SCHOOLS				
Big Country Elementary	B	B	B	C
Bob Hope Elementary	D	F	D	D
Elm Creek Elementary	C	C	B	C
Hidden Cove STEAM Academy	D	D	C	D
Indian Creek Elementary	C	D	C	C
Kriewald Road School of the Arts	D	D	D	C
Medio Creek Elementary	D	D	C	D

Campus	Overall	Student Achievement	School Progress	Closing the Gaps
Southwest ISD				CONTINUED
ELEMENTARY SCHOOLS (CONTINUED)				
Sky Harbour Elementary	C	D	C	C
Southwest Elementary	B	C	B	B
Spicewood Park Elementary	C	D	C	C
Sun Valley Elementary	B	C	B	C

Source: Texas Education Agency, 2026 A–F accountability ratings (released August 14, 2026; ratings file updated September 2026) (tea.texas.gov). Ratings update each August, and attendance zones change: confirm the campuses assigned to any address with the district. Data current as of October 2026.

NEXT STEP

What does working with me look like?

Narrowing the map is your part. Once a few neighborhoods make the cut, here's what I take on as your REALTOR®.

- Ahead of every showing you book, the seller's disclosure and any old inspection reports come to me first, along with the ages of the roof, HVAC and water heater.
- Share your HOA deal-breakers, and I'll look into them before you tour a home.
- If you can't be here, I tour homes for you by video.
- I connect you with lenders, including VA lenders. I work with VA loan buyers, and I've used the VA loan benefit personally.
- Thinking you'll rent it out when orders come? On the homes you're serious about, I run rental comps to set likely rent beside the mortgage payment.
- Found the one? I write and negotiate the offer, line up inspections as needed and walk the house with you a final time before closing.
- New build? Phone me before the first model home, not after, so I can negotiate terms and concessions from the start. I manage the process through every walkthrough: tiffanyreedtx.com/new-construction.
- Selling a home first? I handle showings while you're still living in it, or after you've moved out.

35+ closed transactions · $12M+ in sales volume · licensed since 2022 · Military Relocation Professional (MRP)

Ready to see a house in one of these neighborhoods?

Send me the homes you'd like to see and the days that work, and I'll arrange each tour, in person or on video. When one feels right, I'll write the offer with you. You're welcome to ask me anything along the way, even if you're still deciding where to look.

LET'S TALK ABOUT YOUR NEXT MOVE

Call or text (919) 800-9870 · tiffany@tiffanyreedtx.com

KEEP READING ON MY SITE

All 29 neighborhood pages: tiffanyreedtx.com/neighborhoods
Search homes for sale: tiffanyreedtx.com/listing
Military relocation to San Antonio: tiffanyreedtx.com/military
How buying works, step by step: tiffanyreedtx.com/buyers-process
Free San Antonio Relocation Guide: tiffanyreedtx.com/resources/san-antonio-relocation-guide

SOURCES

Where these numbers come from

Every figure was checked in October 2026 against the source below, most of them through the fact-checked community pages on tiffanyreedtx.com. Tax rates and average homestead values refresh each fall, when new rates are adopted; builder prices change often and are rechecked before each edition; school boundary tools each August; TEA school ratings each fall, after TEA's August release; gate hours every six months; Census figures each December.

Tax rates, Bexar County: Bexar County Tax Assessor-Collector, 2026 Official Tax Rates and Exemptions, bexar.org/4299/2026-Official-Tax-Rates-Exemptions; Bexar Appraisal District, bcad.org

Tax rates, other counties: Comal County 2026 tax rates for all taxing units, comalcounty.gov; Comal County tax rate database, comal.countytaxrates.com; Comal Appraisal District, comalad.org; Guadalupe Appraisal District 2026 Tax Rate Summary, guadalupead.org; Guadalupe County 2026 tax rates, guadalupetx.gov; Kendall Appraisal District 2026 adopted rates, kendallad.org; Hays Central Appraisal District, hayscad.com; City of San Marcos, SMCISD, Hays CISD and Hays County 2026 rate notices

City tax notices and budgets (average homestead taxable values, city rates and exemptions): Alamo Heights, Olmos Park, Terrell Hills, Windcrest, Leon Valley, Helotes, Live Oak, Universal City, Schertz, Cibolo, Garden Ridge, Shavano Park, Fair Oaks Ranch, Boerne, Bulverde, New Braunfels, San Marcos, Hollywood Park, Marion

SCUCISD election: vatre.scucisd.org

Exemptions: Texas Comptroller, comptroller.texas.gov/taxes/property-tax/exemptions; Form 50-114; Texas Tax Code 11.13, 11.131, 11.42, 11.43

Homes, lots and history: Bexar County parcel records, maps.bexar.org; Comal Appraisal District land records; U.S. Census Bureau (decennial census, population estimates, American Community Survey 2020 to 2024, geocoder); Texas State Historical Association, Handbook of Texas, tshaonline.org; Texas Historical Commission Atlas; city and town websites and histories; Stone Oak POA, stoneoakpoa.com; The Dominion HOA, dominionhoa.com; Mahncke Park Neighborhood Association; Monte Vista Historical Association; Tobin Hill Community Association; City of Cibolo HOA directory; City of Marion subdivisions; Blanco Vista; San Antonio Report (Timberwood annexation)

Builder prices: Lennar, KB Home, M/I Homes, D.R. Horton, Highland Homes and Perry Homes websites

Historic districts: City of San Antonio Office of Historic Preservation, sa.gov (design review, districts list, Explorer Map at gis.sanantonio.gov/OHP/explorer)

Schools: Alamo Heights ISD; North East ISD, neisd.net (Find Your Campus maps and Bexar County ISD Boundary Map); Northside ISD, boundariesandbuses.nisd.net; San Antonio ISD; Judson ISD; SCUCISD; Comal ISD; Boerne ISD; New Braunfels ISD; San Marcos CISD; Marion ISD; Texas Education Agency, TXschools.gov and tea.texas.gov; school ratings (Section 13): TEA 2026 A-F accountability ratings, 2026 Statewide Multi-Year Ratings spreadsheet (released August 14, 2026; updated September 2026), and the 2026 Accountability Manual; JBSA School Liaison Program, jbsatoday.com

Utilities: CPS Energy; SAWS; GVEC; New Braunfels Utilities; Pedernales Electric Cooperative; East Central SUD; Green Valley SUD; city utility pages for Universal City, Converse, Cibolo, Schertz, Shavano Park, Helotes, Garden Ridge, Fair Oaks Ranch, Bulverde and Marion

Flood: FEMA Flood Map Service Center, msc.fema.gov; City of New Braunfels floodplain management

JBSA and mileage: jbsa.mil gate hours for Fort Sam Houston, Lackland, Randolph and Camp Bullis; mileage measured October 2026 on OpenStreetMap road data (OSRM routing) from each community's reference point to the nearest 24/7 gate, rounded

VA: U.S. Department of Veterans Affairs, va.gov (condo project approval)

This guide is general information, not legal, tax or lending advice. Taxes, school assignments, city limits, flood zones and HOA rules vary by address; confirm them for any home before you make an offer. Texas law requires all license holders to provide the Information About Brokerage Services and the Consumer Protection Notice, both linked at tiffanyreedtx.com.