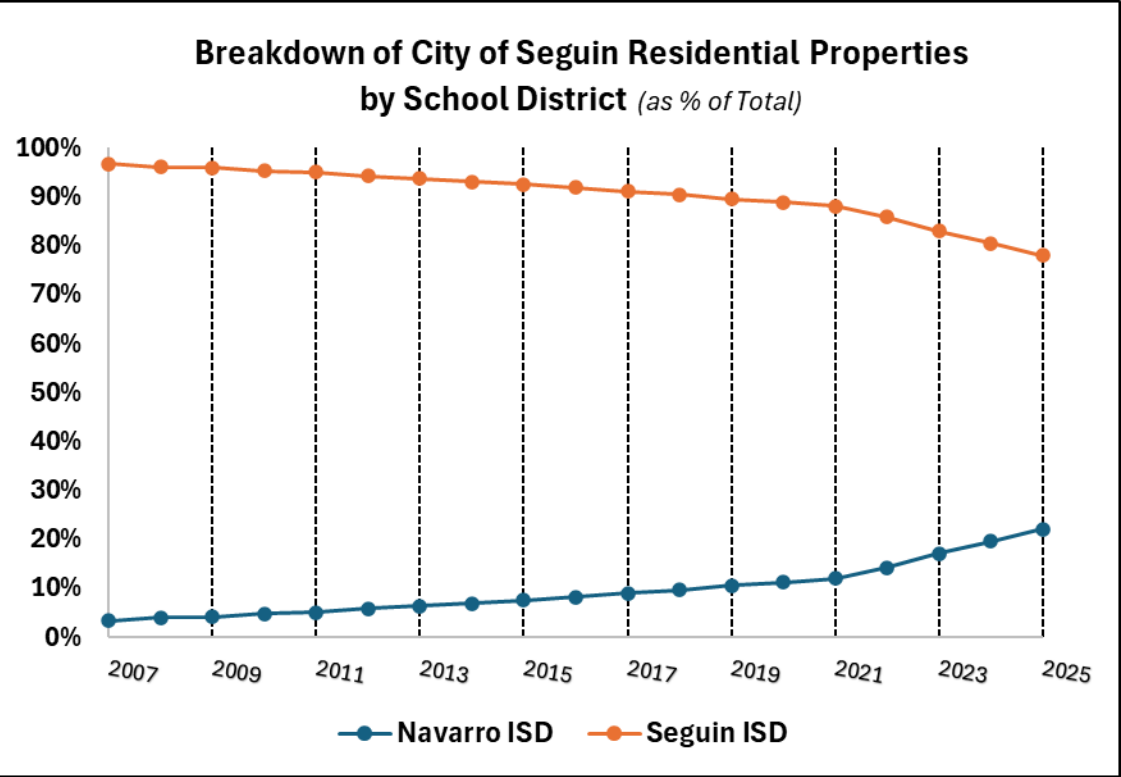


City of Seguin Residential Property Growth by School District (2007–2025)

Between 2007 and 2025, the City of Seguin experienced significant residential growth, with total residential accounts increasing from 7,124 to 12,697. However, this growth has not been evenly distributed across the city’s two primary school districts. Seguin ISD’s share of residential accounts declined steadily from 97% in 2007 to 78% in 2025, while Navarro ISD’s share rose from just 3% to 22% during the same period. This trend reflects a notable geographic shift in residential development, with growth increasingly concentrated in areas served by Navarro ISD. The chart below visually reinforces this inverse trend, with Seguin ISD’s dominance gradually eroding as Navarro ISD’s footprint expands within city limits. These changes suggest that future municipal planning, school enrollment projections, infrastructure investment, and intergovernmental coordination will need to account for Navarro ISD’s growing presence in the Seguin housing landscape.



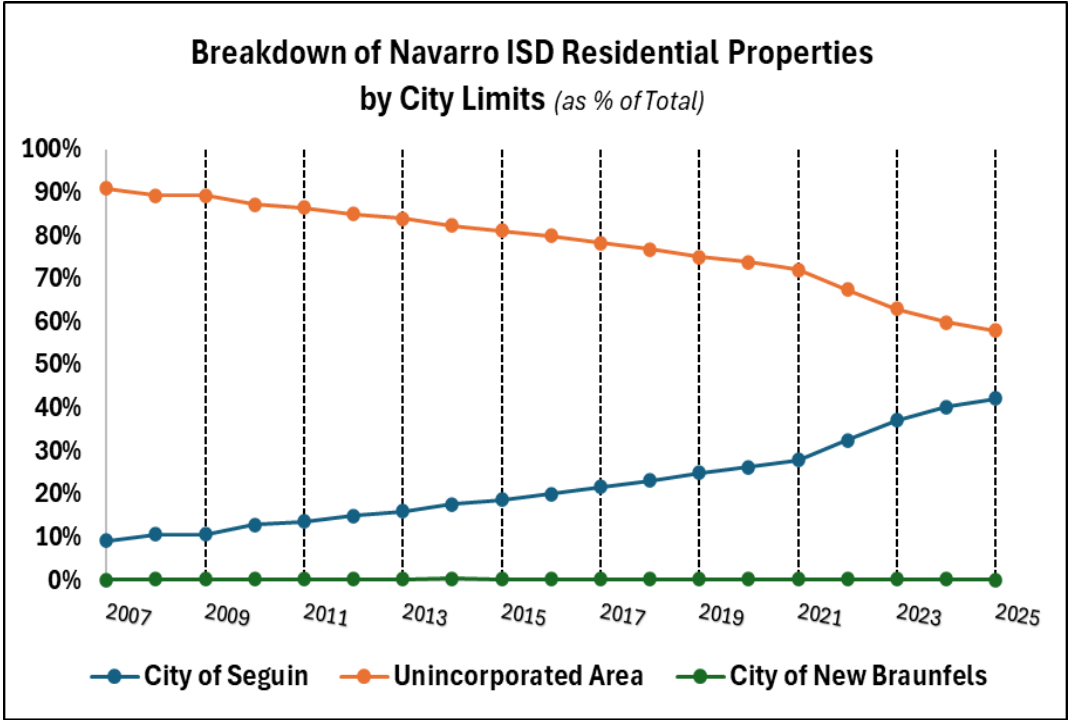
City of Seguin Residential Properties

(as a % of Total)

Tax Year	Residential Accounts	Navarro ISD	Seguin ISD
2007	7124	3%	97%
2008	7221	4%	96%
2009	7296	4%	96%
2010	7548	5%	95%
2011	7588	5%	95%
2012	7637	6%	94%
2013	7723	6%	94%
2014	7969	7%	93%
2015	8024	8%	92%
2016	8181	8%	92%
2017	8395	9%	91%
2018	8637	10%	90%
2019	8833	10%	90%
2020	8980	11%	89%
2021	9193	12%	88%
2022	9936	14%	86%
2023	11059	17%	83%
2024	11898	20%	80%
2025	12697	22%	78%

Navarro ISD Residential Property Distribution by Jurisdiction (2007–2025)

Complementing the citywide analysis, the data below highlight the spatial redistribution of residential growth within Navarro ISD itself. Total residential accounts in the district more than doubled—from 2,562 in 2007 to 6,661 in 2025—driven largely by growth inside the City of Seguin. In 2007, only 9% of Navarro ISD’s residential properties were located within Seguin’s municipal boundaries; by 2025, that share had risen to 42%. Concurrently, the proportion of accounts in unincorporated areas decreased from 91% to 58%, signaling a marked shift from rural to urban or suburban development patterns. Residential presence within the City of New Braunfels remains minimal and continues to decline. The implication is that Navarro ISD's tax base and service responsibilities are increasingly urbanizing, with Seguin becoming a dominant driver of district growth. This underscores the importance of coordinated planning between city and district leadership to anticipate and address shared growth challenges and opportunities.



Navarro ISD Residential Properties (as a % of Total)				
	Residential Accounts	City of Seguin	Unincorporated Area	City of New Braunfels
2007	2562	9%	91%	0.00%
2008	2679	11%	89%	0.11%
2009	2766	11%	89%	0.11%
2010	2818	13%	87%	0.11%
2011	2828	14%	86%	0.11%
2012	2927	15%	85%	0.17%
2013	3019	16%	84%	0.17%
2014	3126	18%	82%	0.22%
2015	3228	19%	81%	0.22%
2016	3349	20%	80%	0.21%
2017	3461	22%	78%	0.20%
2018	3590	23%	77%	0.19%
2019	3720	25%	75%	0.19%
2020	3831	26%	74%	0.18%
2021	3958	28%	72%	0.18%
2022	4328	32%	67%	0.16%
2023	5081	37%	63%	0.14%
2024	5808	40%	60%	0.12%
2025	6661	42%	58%	0.06%