

Single Family Residence **RESIDENTIAL**

931 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$419,548 TopHap Estimate · \$159 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

2,635 ft²

LIVING AREA

0.16 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$420K

\$376K low

\$463K high

Est. Owner Equity

\$419,548

TAX & ASSESSMENT

Property Tax	\$4,105 (2024)
Assessed Value	\$404,350
Previous Assessed	\$368,779
Assessor Market Value	\$404,350

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.16
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 196 ft²

Porch · 24 ft²

CLIMATE RISK

50 FLOOD	57 WILDFIRE	99 HEAT	47 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Church Hill Middle School	Middle	6–8	1.1 mi
Goodwin Frazier Elementary School	Elementary	PK–5	1.4 mi
Canyon High School	High	9–12	1.4 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.

NEIGHBORHOOD · ZIP 78130

99 CRIME INDEX	81 AIR POLLUTION	107,165 POPULATION	\$83K MEDIAN IN-COME	68°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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