

Single Family Residence **RESIDENTIAL**

# 1062 RIVER ROCK

NEW BRAUNFELS, TX 78130

**\$343,183** TopHap Estimate · \$188 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**

BATHS

**1,829 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$343K**

\$331K low

\$355K high

Est. Owner Equity

**\$239,383**

Loan-to-Value

**30%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,465 (2024) |
| Assessed Value        | \$340,160      |
| Previous Assessed     | \$336,820      |
| Assessor Market Value | \$340,160      |

## 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          | No                         |

Patio · 104 ft²

Porch · 36 ft²

## CLIMATE RISK

**1**  
FLOOD

**56**  
WILDFIRE

**99**  
HEAT

**47**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Oct 17, 2006 | Financing | Warranty Deed |       |        | \$108K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Church Hill Middle School         | Middle     | 6–8    | 1.0 mi   |
| Canyon High School                | High       | 9–12   | 1.2 mi   |
| Goodwin Frazier Elementary School | Elementary | PK–5   | 1.2 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

|                                      |                                        |                                          |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|------------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>99</div> <div>CRIME INDEX</div> | <div>81</div> <div>AIR POLLUTION</div> | <div>107,165</div> <div>POPULATION</div> | <div>\$83K</div> <div>MEDIAN IN-COME</div> | <div>68°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|------------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|