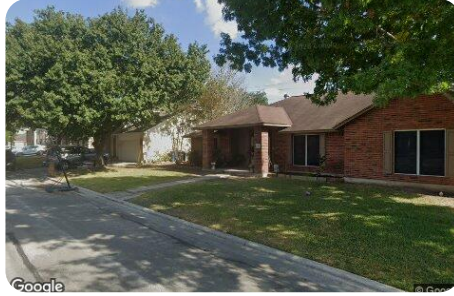


Single Family Residence **RESIDENTIAL**

914 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$518,043 TopHap Estimate · \$194 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

2,674 ft²

LIVING AREA

0.35 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$518K

\$473K low

\$563K high

Est. Owner Equity

\$248,043

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$6,699 (2024)
Assessed Value	\$556,750
Previous Assessed	\$553,010
Assessor Market Value	\$556,750

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.35
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes

Deck · 400 ft²

Patio · 224 ft²

Porch · 654 ft²

CLIMATE RISK

52 FLOOD	57 WILDFIRE	99 HEAT	47 STORM	26 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2025	Financing	Intrafamily Transfer			\$270K
Feb 10, 2014	Financing	Warranty Deed			\$270K
Jun 15, 2009	Financing	Warranty Deed			\$247K

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
--------------------------	----------------------------	------------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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