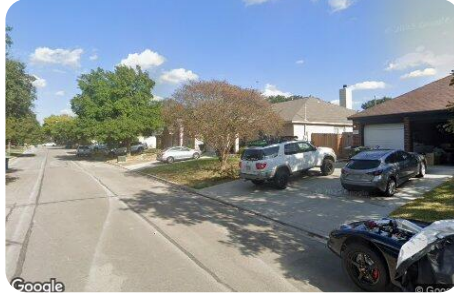
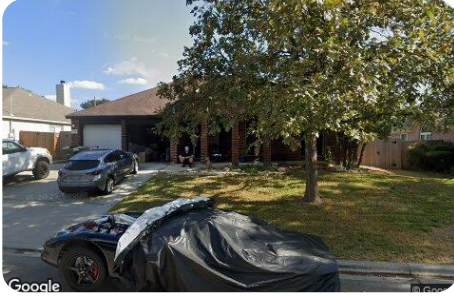


Single Family Residence **RESIDENTIAL**

1116 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$369,900 TopHap Estimate · \$207 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,788 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$370K

\$347K low

\$392K high

Est. Owner Equity

\$109,700

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$6,711 (2024)
Assessed Value	\$389,280
Previous Assessed	\$381,280
Assessor Market Value	\$389,280

PROPERTY FACTS

Property Type	Single Family Residence
County	COMAL
Lot (acres)	0.16
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 200 ft²

Porch · 127 ft²

CLIMATE RISK

1 FLOOD	56 WILDFIRE	99 HEAT	47 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2023	Financing	Intrafamily Transfer			
Feb 24, 2023	Financing	Transfer On Death Deed			
Jul 26, 2019	Quitclaim	Quit Claim Transfer			
Jul 10, 2019	Financing	Venders Lien			\$260K

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

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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