

Single Family Residence **RESIDENTIAL**

# 1061 RIVER ROCK

NEW BRAUNFELS, TX 78130

**\$365,797** TopHap Estimate · \$170 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BATHS

**2,157 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1995**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$366K**

\$346K low

\$386K high

Est. Owner Equity

**\$320,797**

Loan-to-Value

**12%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,954 (2024) |
| Assessed Value        | \$374,240      |
| Previous Assessed     | \$370,470      |
| Assessor Market Value | \$374,240      |

## 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                         |

Porch · 30 ft²

## CLIMATE RISK

**1**  
FLOOD

**56**  
WILDFIRE

**99**  
HEAT

**47**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|