

Single Family Residence **RESIDENTIAL**

970 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$459,730 TopHap Estimate · \$172 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

2,667 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$460K

\$433K low

\$486K high

Last Sale

\$485,000 · May 18, 2023

Est. Owner Equity

\$459,730

TAX & ASSESSMENT

Property Tax	\$4,268 (2025)
Assessed Value	\$403,470
Previous Assessed	\$398,960
Assessor Market Value	\$403,470

PROPERTY FACTS

Property Type	Single Family Residence
County	COMAL
Lot (acres)	0.15
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 248 ft²

CLIMATE RISK

27
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 26, 2026	Financing	Transfer On Death Deed			
May 17, 2023	Financing	Venders Lien			\$388K
Nov 18, 2005	Financing	Venders Lien			\$148K

ASSIGNED SCHOOLS

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

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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