

Single Family Residence **RESIDENTIAL**

986 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$377,751 TopHap Estimate · \$279 / ft² · confidence 87 · as of Jun 23, 2026



2

BATHS

1,355 ft²

LIVING AREA

0.2 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$378K

\$329K low

\$427K high

Est. Owner Equity

\$149,751

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,586 (2024)
Assessed Value	\$347,710
Previous Assessed	\$343,730
Assessor Market Value	\$347,710

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.20
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 320 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
Jan 10, 2020	Financing	Warranty Deed			\$228K
Oct 8, 2013	Financing	Warranty Deed			\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Church Hill Middle School	Middle	6–8	1.1 mi
Canyon High School	High	9–12	1.3 mi
Goodwin Frazier Elementary School	Elementary	PK–5	1.3 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	Owner occupied
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