

Single Family Residence **RESIDENTIAL**

994 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$314,507 TopHap Estimate · \$189 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,664 ft²

LIVING AREA

0.19 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$315K

\$298K low

\$331K high

Est. Owner Equity

\$199,507

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$3,506 (2024)
Assessed Value	\$329,460
Previous Assessed	\$326,250
Assessor Market Value	\$329,460

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.19
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 208 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
Jun 24, 2022	Financing	Venders Lien			
Jul 7, 2015	Financing	Venders Lien			\$158K
Jan 20, 2014	Financing	Warranty Deed			\$157K

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
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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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