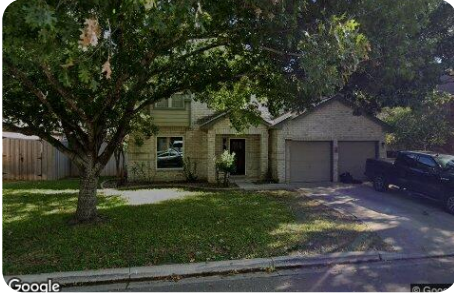


Single Family Residence **RESIDENTIAL**

1086 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$368,854 TopHap Estimate · \$158 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,338 ft²

LIVING AREA

0.16 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$369K

\$345K low

\$393K high

Est. Owner Equity

\$155,354

Loan-to-Value

57%

TAX & ASSESSMENT

Assessed Value	\$370,030
Previous Assessed	\$360,461
Assessor Market Value	\$370,030

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

Patio · 187 ft²

Porch · 231 ft²

CLIMATE RISK

10
FLOOD

56
WILDFIRE

99
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2016	Financing	Venders Lien			\$230K
Jul 17, 2012	Financing	Warranty Deed			\$144K
May 20, 2008	Financing	Warranty Deed			\$138K

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	Owner occupied
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