

Single Family Residence **RESIDENTIAL**

1053 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$355,743 TopHap Estimate · \$157 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,272 ft²

LIVING AREA

0.16 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$356K

\$335K low

\$376K high

Est. Owner Equity

\$180,143

Loan-to-Value

48%

TAX & ASSESSMENT

Assessed Value	\$368,080
Previous Assessed	\$361,579
Assessor Market Value	\$368,080

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	Yes

Porch · 260 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
May 4, 2015	Financing	Intrafamily Transfer			
Jan 31, 2008	Financing	Venders Lien			\$183K

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.

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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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