

Single Family Residence **RESIDENTIAL**

1038 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$355,656 TopHap Estimate · \$159 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,234 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$356K

\$340K low

\$371K high

Est. Owner Equity

\$226,211

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$3,859 (2024)
Assessed Value	\$360,860
Previous Assessed	\$351,969
Assessor Market Value	\$360,860

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.15
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 172 ft²

CLIMATE RISK

1
FLOOD

57
WILDFIRE

99
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2005	Financing	Venders Lien			\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Church Hill Middle School	Middle	6–8	1.0 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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