

Single Family Residence **RESIDENTIAL**

1021 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$374,305 TopHap Estimate · \$151 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,479 ft²

LIVING AREA

0.17 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$374K

\$347K low

\$402K high

Est. Owner Equity

\$186,198

Loan-to-Value

49%

TAX & ASSESSMENT

Assessed Value	\$369,490
Previous Assessed	\$346,060
Assessor Market Value	\$369,490

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.17
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 120 ft²

Porch · 20 ft²

CLIMATE RISK

1
FLOOD

55
WILDFIRE

99
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 12, 2011	Financing	Venders Lien			\$188K
Aug 20, 2010	Quitclaim	Quit Claim Transfer			\$152K

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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