

Single Family Residence **RESIDENTIAL**

1011 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$335,015 TopHap Estimate · \$244 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,375 ft²

LIVING AREA

0.16 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$335K

\$317K low

\$353K high

Est. Owner Equity

\$260,015

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$3,209 (2024)
Assessed Value	\$302,480
Previous Assessed	\$182,346
Assessor Market Value	\$302,480

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 · 120 ft²

Porch · 87 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
Aug 21, 2024	Financing	Gift Deed			
Jul 15, 2023	Quitclaim	Quit Claim Transfer			
Aug 12, 2014	Recorded document	Grant Deed			
Mar 12, 2014	Recorded document	Warranty Deed			

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
--------------------------	----------------------------	------------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------