

Single Family Residence **RESIDENTIAL**

1046 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$347,427 TopHap Estimate · \$228 / ft² · confidence 95 · as of Jun 23, 2026



2

BATHS

1,521 ft²

LIVING AREA

0.16 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$347K

\$330K low

\$365K high

Est. Owner Equity

\$57,677

Loan-to-Value

83%

TAX & ASSESSMENT

Assessed Value	\$315,350
Previous Assessed	\$312,450
Assessor Market Value	\$315,350

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

Deck · 204 ft²

Patio · 204 ft²

Porch · 145 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
Sep 16, 2022	Financing	Venders Lien			\$290K
Sep 6, 2022	Financing	Intrafamily Transfer			
Jun 11, 2012	Quitclaim	Quit Claim Transfer			
Jun 3, 2010	Recorded document	Grant Deed			
Sep 9, 2009	Quitclaim	Quit Claim Transfer			

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	1.3 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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