

Single Family Residence **RESIDENTIAL**

1139 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$426,321 TopHap Estimate · \$182 / ft² · confidence 96 · as of Jun 23, 2026



2

BATHS

2,345 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$426K

\$409K low

\$443K high

Est. Owner Equity

\$224,821

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,305 (2024)
Assessed Value	\$386,960
Previous Assessed	\$383,020
Assessor Market Value	\$386,960

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

Porch · 202 ft²

CLIMATE RISK

10
FLOOD

56
WILDFIRE

99
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 27, 2018	Financing	Venders Lien			\$202K
Nov 10, 2015	Financing	Warranty Deed			\$155K
Sep 7, 2012	Financing	Venders Lien			\$152K
Feb 7, 2012	Foreclosure sale	Trustees Deed	\$104,138	\$44	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Church Hill Middle School	Middle	6–8	0.9 mi
Canyon High School	High	9–12	1.1 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.

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