

Single Family Residence **RESIDENTIAL**

1147 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$301,548 TopHap Estimate · \$173 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,744 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

VALUATION

\$302K

\$280K low

\$323K high

Est. Owner Equity

\$78,570

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$3,570 (2024)
Assessed Value	\$167,025
Previous Assessed	\$165,395
Assessor Market Value	\$167,025

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.16
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 96 ft²

Porch · 104 ft²

CLIMATE RISK

10 FLOOD	56 WILDFIRE	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 13, 2021	Quitclaim	Quit Claim Transfer			
Mar 4, 2020	Financing	Venders Lien			\$223K
Sep 21, 2018	Financing	Venders Lien			\$241K
Dec 1, 2017	Recorded document	Warranty Deed			

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

OWNERSHIP

Occupancy	Owner occupied
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