

Single Family Residence **RESIDENTIAL**

1131 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$358,059 TopHap Estimate · \$197 / ft² · confidence 96 · as of Jun 23, 2026



2

BATHS

1,813 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$358K

\$344K low

\$372K high

Last Sale

\$250,000 · Dec 30, 2019

Est. Owner Equity

\$158,059

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$5,363 (2025)
Assessed Value	\$325,000
Previous Assessed	\$325,000
Assessor Market Value	\$325,000

PROPERTY FACTS

Property Type	Single Family Residence
County	COMAL
Lot (acres)	0.16
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 96 ft²

Porch · 104 ft²

CLIMATE RISK

10 FLOOD	55 WILDFIRE	99 HEAT	47 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2019	Financing	Warranty Deed			\$200K

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	Absentee owner
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