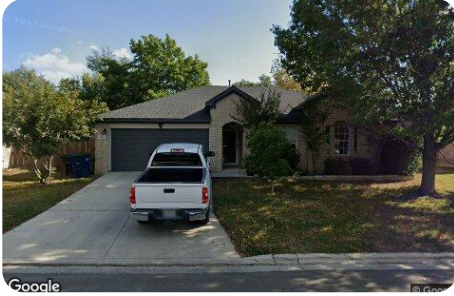


Single Family Residence **RESIDENTIAL**

1140 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$325,186 TopHap Estimate · \$182 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,784 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$325K

\$307K low

\$343K high

Est. Owner Equity

\$140,186

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,643 (2024)
Assessed Value	\$339,360
Previous Assessed	\$336,030
Assessor Market Value	\$339,360

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 · 96 ft²

Porch · 96 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
Jul 27, 2015	Financing	Warranty Deed			\$160K
May 10, 2005	Recorded document	Grant Deed			
May 9, 2005	Financing	Warranty Deed			\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Church Hill Middle School	Middle	6–8	1.0 mi
Canyon High School	High	9–12	1.1 mi

Goodwin Frazier Elementary School	Elementary	PK–5	1.2 mi
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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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