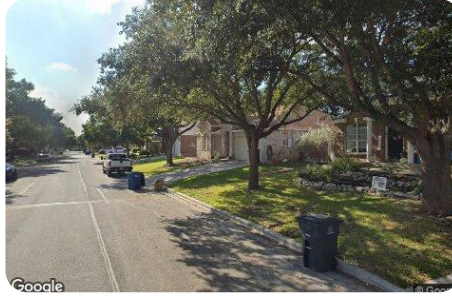
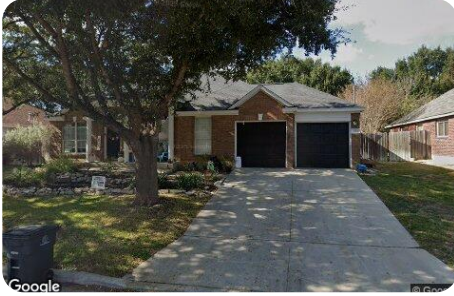


Single Family Residence **RESIDENTIAL**

# 1123 RIVER ROCK

NEW BRAUNFELS, TX 78130

**\$395,887** TopHap Estimate · \$193 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**2**

BATHS

**2,054 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$396K**

\$376K low

\$416K high

Est. Owner Equity

**\$223,887**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,278 (2024) |
| Assessed Value        | \$359,336      |
| Previous Assessed     | \$366,720      |
| Assessor Market Value | \$359,336      |

## 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 · 204 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   |
|--------------|-----------|--------------|-------|--------|--------|
| May 22, 2015 | Financing | Venders Lien |       |        | \$220K |

## 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

|                                      |                                        |                                          |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|------------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>99</div> <div>CRIME INDEX</div> | <div>81</div> <div>AIR POLLUTION</div> | <div>107,165</div> <div>POPULATION</div> | <div>\$83K</div> <div>MEDIAN IN-COME</div> | <div>68°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|------------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|