

Single Family Residence **RESIDENTIAL**

1156 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$385,542 TopHap Estimate · \$141 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

2,744 ft²

LIVING AREA

0.18 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$386K

\$348K low

\$423K high

Est. Owner Equity

\$171,542

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$4,385 (2024)
Assessed Value	\$405,870
Previous Assessed	\$390,688
Assessor Market Value	\$405,870

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.18
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 210 ft²

Porch · 24 ft²

CLIMATE RISK

1
FLOOD

55
WILDFIRE

99
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 2015	Financing	Venders Lien			\$210K
Aug 25, 2006	Financing	Warranty Deed			\$164K
Feb 11, 2004	Financing	Warranty Deed			\$129K

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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