

Single Family Residence **RESIDENTIAL**

# 131 ROCK NETTLE

NEW BRAUNFELS, TX 78130

**\$236,357** TopHap Estimate · \$141 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BATHS

**1,680 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2017**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$236K**

\$222K low

\$251K high

Est. Owner Equity

**\$69,857**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$962 (2024) |
| Assessed Value        | \$269,445    |
| Previous Assessed     | \$309,367    |
| Assessor Market Value | \$269,445    |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Guadalupe                  |
| Lot (acres)   | 0.12                       |
| Construction  | Brick                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Yes                        |
| Cooling       | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Patio · 98 ft²

Porch · 24 ft²

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Clear Spring Elementary School | Elementary | PK–5   | 0.6 mi   |
| Canyon Middle School           | Middle     | 6–8    | 3.6 mi   |
| Canyon High School             | High       | 9–12   | 3.8 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|