

Single Family Residence **RESIDENTIAL**

# 906 RIVER ROCK

NEW BRAUNFELS, TX 78130

**\$709,150** TopHap Estimate · \$420 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BATHS

**1,687 ft<sup>2</sup>**

LIVING AREA

**0.75 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$709K**

\$670K low

\$749K high

Est. Owner Equity

**\$119,150**

Loan-to-Value

**88%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,658 (2024) |
| Assessed Value        | \$805,440       |
| Previous Assessed     | \$719,200       |
| Assessor Market Value | \$805,440       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Comal                      |
| Lot (acres)   | 0.75                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Deck · 495 ft²

Patio · 360 ft²

Porch · 70 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 99<br>FLOOD | 57<br>WILDFIRE | 99<br>HEAT | 47<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Jun 28, 2023 | Financing | Venders Lien        |       |        | \$590K |
| Feb 3, 2023  | Financing | Venders Lien        |       |        | \$305K |
| Aug 7, 2020  | Financing | Venders Lien        |       |        | \$228K |
| Jul 30, 2007 | Quitclaim | Quit Claim Transfer |       |        |        |
| Aug 3, 2007  | Financing | Warranty Deed       |       |        | \$215K |
| Jun 7, 2007  | Quitclaim | Quit Claim Transfer |       |        |        |
| Dec 29, 2005 | Quitclaim | Quit Claim Transfer |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Church Hill Middle School         | Middle     | 6–8    | 1.1 mi   |
| Goodwin Frazier Elementary School | Elementary | PK–5   | 1.4 mi   |
| Canyon High School                | High       | 9–12   | 1.5 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 | Owner occupied |
|-----------|----------------|