

Single Family Residence **RESIDENTIAL**

1045 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$333,553 TopHap Estimate · \$179 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,868 ft²

LIVING AREA

0.16 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$334K

\$311K low

\$356K high

Est. Owner Equity

\$333,553

TAX & ASSESSMENT

Property Tax	\$813 (2024)
Assessed Value	\$346,510
Previous Assessed	\$343,080
Assessor Market Value	\$346,510

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.16
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 86 ft²

CLIMATE RISK

1 FLOOD	55 WILDFIRE	99 HEAT	47 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 23, 2006	Recorded document	Warranty Deed			
May 14, 2004	Financing	Warranty Deed			\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Church Hill Middle School	Middle	6–8	1.0 mi
Canyon High School	High	9–12	1.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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