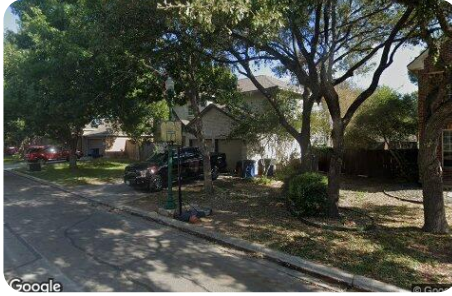


Single Family Residence **RESIDENTIAL**

1078 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$315,470 TopHap Estimate · \$168 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,876 ft²

LIVING AREA

0.16 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$315K

\$297K low

\$334K high

Est. Owner Equity

\$77,820

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$5,659 (2024)
Assessed Value	\$327,240
Previous Assessed	\$321,530
Assessor Market Value	\$327,240

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

Patio · 144 ft²

Porch · 44 ft²

CLIMATE RISK

18 FLOOD	56 WILDFIRE	99 HEAT	47 STORM	26 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 1, 2018	Financing	Venders Lien			\$238K
Feb 20, 2004	Financing	Warranty Deed			\$14K

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.

NEIGHBORHOOD · ZIP 78130

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

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

OWNERSHIP

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