

Single Family Residence **RESIDENTIAL**

938 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$484,360 TopHap Estimate · \$176 / ft² · confidence 92 · as of Jul 14, 2026



4

BATHS

2,759 ft²

LIVING AREA

0.15 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$484K

\$445K low

\$524K high

Est. Owner Equity

\$65,427

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$5,489 (2024)
Assessed Value	\$497,090
Previous Assessed	\$471,081
Assessor Market Value	\$497,090

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.15
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 495 ft²

CLIMATE RISK

49
FLOOD

57
WILDFIRE

99
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2019	Financing	Venders Lien			\$356K
Jan 26, 2017	Recorded document	Warranty Deed			
May 5, 2015	Financing	Warranty Deed			\$314K
Oct 28, 2005	Financing	Warranty Deed			\$37K

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	1.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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