

Single Family Residence **RESIDENTIAL**

954 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$310,829 TopHap Estimate · \$218 / ft² · confidence 94 · as of Jun 23, 2026



2

BATHS

1,423 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$311K

\$292K low

\$329K high

Est. Owner Equity

\$310,829

TAX & ASSESSMENT

Property Tax	\$976 (2024)
Assessed Value	\$256,070
Previous Assessed	\$232,791
Assessor Market Value	\$286,110

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
Garage	Garage, Attached
Pool	No

Patio · 84 ft²

Porch · 88 ft²

CLIMATE RISK

45 FLOOD	57 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
Dec 1, 2016	Recorded document	Warranty Deed			
Nov 23, 2016	Quitclaim	Quit Claim Transfer			
Dec 7, 2004	Financing	Re-Recorded Document			\$115K

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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