

Single Family Residence **RESIDENTIAL**

962 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$344,224 TopHap Estimate · \$212 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,625 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$344K

\$332K low

\$357K high

Est. Owner Equity

\$344,224

TAX & ASSESSMENT

Property Tax	\$755 (2024)
Assessed Value	\$321,750
Previous Assessed	\$318,650
Assessor Market Value	\$321,750

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

Patio · 135 ft²

Porch · 36 ft²

CLIMATE RISK

40
FLOOD

57
WILDFIRE

99
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 19, 2007	Quitclaim	Quit Claim Transfer			
Aug 8, 2005	Financing	Venders Lien			\$100K
Jan 14, 2005	Quitclaim	Quit Claim Transfer			\$114K
Nov 30, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

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