

Single Family Residence **RESIDENTIAL**

971 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$373,980 TopHap Estimate · \$211 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,770 ft²

LIVING AREA

0.18 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$374K

\$346K low

\$402K high

Est. Owner Equity

\$225,040

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$1,515 (2024)
Assessed Value	\$329,400
Previous Assessed	\$326,060
Assessor Market Value	\$329,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.18
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 180 ft²

Patio · 180 ft²

Porch · 192 ft²

CLIMATE RISK

32

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 28, 2004	Financing	Warranty Deed			\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Church Hill Middle School	Middle	6–8	1.1 mi
Canyon High School	High	9–12	1.3 mi
Goodwin Frazier Elementary School	Elementary	PK–5	1.3 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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