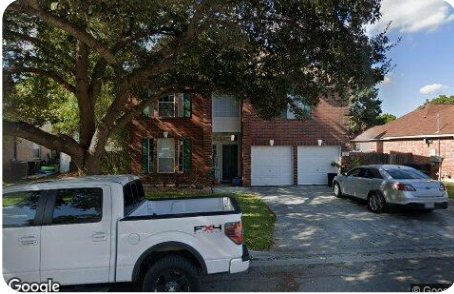


Single Family Residence **RESIDENTIAL**

939 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$388,451 TopHap Estimate · \$159 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,436 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$388K

\$368K low

\$409K high

Est. Owner Equity

\$388,451

TAX & ASSESSMENT

Property Tax	\$2,442 (2024)
Assessed Value	\$388,340
Previous Assessed	\$381,490
Assessor Market Value	\$388,340

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	Yes

Porch · 186 ft²

CLIMATE RISK

50 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
Jul 28, 2025	Financing	Venders Lien			
Jul 11, 2024	Financing	Venders Lien			\$342K

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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