

Single Family Residence **RESIDENTIAL**

1069 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$310,450 TopHap Estimate · \$276 / ft² · confidence 96 · as of Jun 23, 2026



2

BATHS

1,125 ft²

LIVING AREA

0.16 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$310K

\$298K low

\$323K high

Est. Owner Equity

\$34,000

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$4,314 (2024)
Assessed Value	\$271,980
Previous Assessed	\$269,510
Assessor Market Value	\$271,980

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	No

Patio · 112 ft²

Porch · 36 ft²

CLIMATE RISK

1
FLOOD

56
WILDFIRE

99
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2025	Financing	Venders Lien			\$276K
Aug 17, 2012	Financing	Venders Lien			\$101K
Dec 26, 2008	Quitclaim	Quit Claim Transfer			
Apr 24, 2008	Quitclaim	Quit Claim Transfer			
Aug 19, 2005	Financing	Warranty Deed			\$71K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Church Hill Middle School	Middle	6–8	1.0 mi
Canyon High School	High	9–12	1.2 mi
Goodwin Frazier Elementary School	Elementary	PK–5	1.2 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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