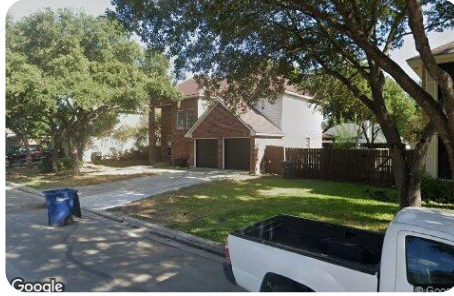


Single Family Residence **RESIDENTIAL**

1070 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$390,690 TopHap Estimate · \$147 / ft² · confidence 89 · as of Jul 14, 2026



3

BATHS

2,662 ft²

LIVING AREA

0.16 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$391K

\$348K low

\$433K high

Est. Owner Equity

\$209,904

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,645 (2024)
Assessed Value	\$414,570
Previous Assessed	\$407,130
Assessor Market Value	\$414,570

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

Patio · 300 ft²

Porch · 216 ft²

CLIMATE RISK

18
FLOOD

57
WILDFIRE

99
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2015	Financing	Venders Lien			\$202K

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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