

Single Family Residence **RESIDENTIAL**

1085 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$335,368 TopHap Estimate · \$166 / ft² · confidence 94 · as of Jul 14, 2026



2.5
BATHS

2,022 ft²
LIVING AREA

0.16 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$335K

\$316K low

\$355K high

Last Sale

\$365,654 · Mar 3, 2021

Est. Owner Equity

\$52,192

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$3,399 (2025)
Assessed Value	\$342,770
Previous Assessed	\$336,730
Assessor Market Value	\$342,770

PROPERTY FACTS

Property Type	Single Family Residence
County	COMAL
Lot (acres)	0.16
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
Mar 1, 2021	Financing	Venders Lien			\$275K
Dec 27, 2019	Recorded document	Grant Deed			
Feb 22, 2019	Financing	Warranty Deed			\$253K

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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