

Single Family Residence **RESIDENTIAL**

946 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$344,855 TopHap Estimate · \$163 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

2,114 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$345K

\$325K low

\$365K high

Est. Owner Equity

\$344,855

TAX & ASSESSMENT

Assessed Value	\$363,740
Previous Assessed	\$355,857
Assessor Market Value	\$363,740

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.15
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Patio · 156 ft²

Porch · 12 ft²

CLIMATE RISK

48

FLOOD

57

WILDFIRE

99

HEAT

47

STORM

26

DROUGHT

Scores 0–100; higher = greater projected risk.

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	Absentee owner
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