

Single Family Residence **RESIDENTIAL**

963 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$369,245 TopHap Estimate · \$208 / ft² · confidence 95 · as of Jun 23, 2026



2

BATHS

1,775 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$369K

\$351K low

\$388K high

Last Sale

\$274,312 · May 19, 2022

Est. Owner Equity

\$162,995

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$6,080 (2025)
Assessed Value	\$339,880
Previous Assessed	\$336,530
Assessor Market Value	\$339,880

PROPERTY FACTS

Property Type	Single Family Residence
County	COMAL
Lot (acres)	0.16
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 100 ft²

Porch · 138 ft²

CLIMATE RISK

45 FLOOD	56 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
May 19, 2022	Financing	Venders Lien			\$206K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Church Hill Middle School	Middle	6–8	1.1 mi
Canyon High School	High	9–12	1.3 mi
Goodwin Frazier Elementary School	Elementary	PK–5	1.3 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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