

Single Family Residence **RESIDENTIAL**

923 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$355,052 TopHap Estimate · \$208 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,704 ft²

LIVING AREA

0.18 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$355K

\$340K low

\$370K high

Est. Owner Equity

\$215,053

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,598 (2024)
Assessed Value	\$336,090
Previous Assessed	\$332,810
Assessor Market Value	\$336,090

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.18
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 232 ft²

Porch · 180 ft²

CLIMATE RISK

51 FLOOD	57 WILDFIRE	99 HEAT	47 STORM	26 DROUGHT
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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	Owner occupied
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