

Single Family Residence **RESIDENTIAL**

1022 RIVER ROCK

NEW BRAUNFELS, TX 78130

\$450,229 TopHap Estimate · \$159 / ft² · confidence 95 · as of Jun 23, 2026



2.5
BATHS

2,829 ft²
LIVING AREA

0.16 ac
LOT SIZE

1998
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$450K

\$428K low

\$473K high

Last Sale

\$306,800 · Jun 11, 2018

Est. Owner Equity

\$194,758

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$4,475 (2024)
Assessed Value	\$408,660
Previous Assessed	\$396,278
Assessor Market Value	\$408,660

PROPERTY FACTS

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

Patio · 100 ft²

Porch · 27 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
Jun 6, 2018	Quitclaim	Quit Claim Transfer			\$10K
Mar 27, 2015	Financing	Venders Lien			\$245K
Oct 20, 2008	Recorded document	Grant Deed			
Nov 11, 2008	Financing	Venders Lien			\$110K
Jun 3, 2008	Non-arms-length	Trustees Deed	\$174,743	\$62	
Jul 31, 2006	Financing	Venders Lien			\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Church Hill Middle School	Middle	6–8	1.0 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	Owner occupied
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