

Condominium

RESIDENTIAL

540 RIVER RUN

NEW BRAUNFELS, TX 78132

\$549,500 TopHap Estimate · \$464 / ft² · confidence 92 · as of Jul 14, 2026



1,183 ft²
LIVING AREA

7.76 ac
LOT SIZE

2016
YEAR BUILT

1
STORIES

VALUATION

\$550K

\$503K low

\$596K high

Est. Owner Equity

\$549,500

TAX & ASSESSMENT

Property Tax

\$8,006 (2025)

Assessed Value

\$533,840

Assessor Market Value

\$533,840

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	COMAL
Lot (acres)	7.76
Roof	Metal
Heating	Central
Cooling	Central
Pool	No
View	Water View

Elevator

Porch · 5,231 ft²

CLIMATE RISK

67

FLOOD

63

WILDFIRE

97

HEAT

47

STORM

30

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain Valley Middle School	Middle	6–8	0.4 mi
Mountain Valley Elementary School	Elementary	PK–5	1.5 mi
Canyon Lake High School	High	9–12	7.4 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 78132

58

CRIME INDEX

87

AIR POLLUTION

50,562

POPULATION

\$124K

MEDIAN IN-COME

68°F

AVG TEMP

60%

SUNSHINE

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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