

Single Family Residence

RESIDENTIAL

656 RIVER RUN

NEW BRAUNFELS, TX 78132

\$744,192 TopHap Estimate · \$451 / ft² · confidence 87 · as of Jul 14, 2026



2

BATHS

1,650 ft²

LIVING AREA

0.92 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$744K

\$647K low

\$841K high

Est. Owner Equity

\$534,192

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$3,524 (2024)
Assessed Value	\$800,256
Previous Assessed	\$680,396
Assessor Market Value	\$1,232,210

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.92
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Porch · 380 ft²

CLIMATE RISK

99
FLOOD

63
WILDFIRE

97
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 12, 2008	Quitclaim	Quit Claim Transfer			

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

| OWNERSHIP

Occupancy	Owner occupied
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