

Single Family Residence **RESIDENTIAL**

640 RIVER RUN

NEW BRAUNFELS, TX 78132

\$927,305 TopHap Estimate · \$359 / ft² · confidence 89 · as of Jul 14, 2026



3

BATHS

2,585 ft²

LIVING AREA

0.62 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$927K

\$825K low

\$1M high

Est. Owner Equity

\$192,305

Loan-to-Value

79%

TAX & ASSESSMENT

Assessed Value	\$928,226
Previous Assessed	\$928,226
Assessor Market Value	\$1,246,985

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.62
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 384 ft²

Patio · 384 ft²

Porch · 1,548 ft²

CLIMATE RISK

96
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
Jul 9, 2024	Financing	Intrafamily Transfer			
Mar 16, 2006	Financing	Warranty Deed			\$259K

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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