

Single Family Residence **RESIDENTIAL**

# 606 RIVER RUN

NEW BRAUNFELS, TX 78132

**\$1,031,573** TopHap Estimate · \$476 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**3**

BATHS

**2,169 ft<sup>2</sup>**

LIVING AREA

**0.61 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**5**

PARKING

## VALUATION

**\$1M**

\$882K low

\$1.2M high

Est. Owner Equity

**\$382,774**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,251 (2024) |
| Assessed Value        | \$1,117,360     |
| Previous Assessed     | \$1,034,865     |
| Assessor Market Value | \$1,117,360     |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Comal                      |
| Lot (acres)   | 0.61                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Metal                      |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Mixed                      |
| Pool          | No                         |

Deck · 312 ft²

Patio · 312 ft²

Porch · 524 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 |
|--------------|-----------|---------------|-------|--------|------|
| Jul 28, 2021 | Financing | Warranty Deed |       |        |      |

## 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   | 7.5 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>58</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>50,562</div> <div>POPULATION</div> | <div>\$124K</div> <div>MEDIAN IN-COME</div> | <div>68°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|