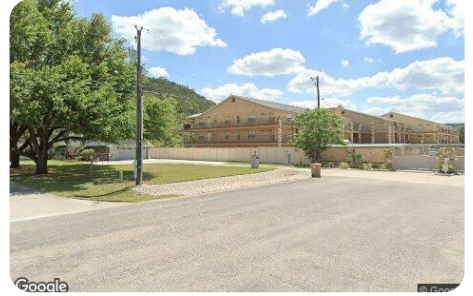


Single Family Residence **RESIDENTIAL**

576 RIVER RUN

NEW BRAUNFELS, TX 78132

\$863,195 TopHap Estimate · \$415 / ft² · confidence 89 · as of Jul 14, 2026



2

BATHS

2,080 ft²

LIVING AREA

0.61 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$863K

\$767K low

\$960K high

Est. Owner Equity

\$513,195

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$3,527 (2024)
Assessed Value	\$832,489
Previous Assessed	\$756,808
Assessor Market Value	\$1,075,420

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.61
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 296 ft²

Patio · 296 ft²

Porch · 402 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
Apr 5, 2007	Financing	Warranty Deed			\$350K

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

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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