

Single Family Residence **RESIDENTIAL**

661 RIVER RUN

NEW BRAUNFELS, TX 78132

\$449,782 TopHap Estimate · \$313 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,435 ft²

LIVING AREA

0.86 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

6

PARKING

VALUATION

\$450K

\$418K low

\$482K high

Est. Owner Equity

\$229,032

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,076 (2024)
Assessed Value	\$423,217
Previous Assessed	\$387,326
Assessor Market Value	\$466,530

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.86
Foundation	Mat/Raft Foundation (Slab)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 622 ft²

Patio · 622 ft²

Porch · 262 ft²

CLIMATE RISK

63 FLOOD	64 WILDFIRE	97 HEAT	47 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2018	Financing	Venders Lien			\$230K
Feb 10, 2004	Financing	Warranty Deed			\$83K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain Valley Middle School	Middle	6–8	0.3 mi
Mountain Valley Elementary School	Elementary	PK–5	1.4 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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