

Condominium

RESIDENTIAL

540 RIVER RUN

NEW BRAUNFELS, TX 78132

\$474,386 TopHap Estimate · \$405 / ft² · confidence 95 · as of Jul 14, 2026



1,172 ft²
LIVING AREA

7.76 ac
LOT SIZE

2010
YEAR BUILT

1
STORIES

VALUATION

\$474K

\$452K low

\$496K high

Est. Owner Equity

\$474,386

TAX & ASSESSMENT

Property Tax

\$7,314 (2024)

Assessed Value

\$473,050

Previous Assessed	\$496,280
Assessor Market Value	\$473,050

PROPERTY FACTS

Property Type	Condominium
County	Comal
Lot (acres)	7.76
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central
Pool	No

Elevator

Porch · 5,456 ft²

CLIMATE RISK

32

FLOOD

64

WILDFIRE

98

HEAT

46

STORM

26

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 12, 2025	Financing	Venders Lien			\$407K
Apr 28, 2023	Financing	Warranty Deed			
Jun 15, 2011	Recorded document	Warranty Deed			

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	7.3 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	Absentee owner
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