

Condominium

RESIDENTIAL

540 RIVER RUN

NEW BRAUNFELS, TX 78132

\$495,000 TopHap Estimate · \$436 / ft² · confidence 88 · as of Jul 14, 2026



1,135 ft²
LIVING AREA

7.76 ac
LOT SIZE

2010
YEAR BUILT

1
STORIES

VALUATION

\$495K

\$435K low

\$555K high

Est. Owner Equity

\$495,000

TAX & ASSESSMENT

Property Tax

\$7,138 (2024)

Assessed Value

\$458,240

Previous Assessed	\$458,240
Assessor Market Value	\$458,240

PROPERTY FACTS

Property Type	Condominium
County	Comal
Lot (acres)	7.76
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central

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
Jan 16, 2026	Financing	Warranty Deed			
Aug 7, 2024	Financing	Warranty Deed			
Feb 2, 2023	Financing	Venders Lien			\$345K

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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