

Condominium

RESIDENTIAL

540 RIVER RUN

NEW BRAUNFELS, TX 78132

\$460,000 TopHap Estimate · \$405 / ft² · confidence 96 · as of Jul 14, 2026



1,135 ft²
LIVING AREA

7.76 ac
LOT SIZE

2010
YEAR BUILT

1
STORIES

VALUATION

\$460K

\$440K low

\$480K high

Last Sale

\$255,500 · Aug 12, 2011

Est. Owner Equity

\$255,600

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$6,340 (2025)
Assessed Value	\$458,240
Previous Assessed	\$484,370
Assessor Market Value	\$458,240

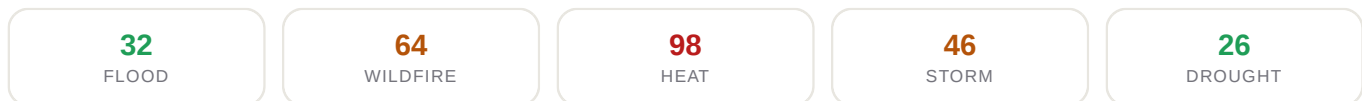
PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	COMAL
Lot (acres)	7.76
Roof	Metal
Heating	Central
Cooling	Central
Pool	Yes
View	Water View

Elevator

Porch · 5,456 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 4, 2011	Financing	Grant Deed			\$204K

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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