

Condominium

RESIDENTIAL

540 RIVER RUN

NEW BRAUNFELS, TX 78132

\$569,000 TopHap Estimate · \$485 / ft² · confidence 89 · as of Jul 14, 2026



1,172 ft²
LIVING AREA

7.76 ac
LOT SIZE

2010
YEAR BUILT

1
STORIES

VALUATION

\$569K

\$507K low

\$631K high

Est. Owner Equity

\$156,500

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$7,316 (2024)
Assessed Value	\$473,050
Previous Assessed	\$496,410
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
Aug 11, 2023	Financing	Venders Lien			\$413K
Dec 11, 2017	Quitclaim	Quit Claim Transfer			
Jan 18, 2011	Financing	Grant Deed			\$209K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------