

Condominium

RESIDENTIAL

540 RIVER RUN

NEW BRAUNFELS, TX 78132

\$549,900

TopHap Estimate · \$484 / ft² · confidence 96 · as of Jul 14, 2026



1,135 ft²

LIVING AREA

7.76 ac

LOT SIZE

2010

YEAR BUILT

1

STORIES

VALUATION

\$550K

\$530K low

\$570K high

Est. Owner Equity

\$549,900

TAX & ASSESSMENT

Property Tax

\$7,140 (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
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
Oct 30, 2025	Financing	Special Warranty Deed			
Dec 29, 2023	Financing	Warranty Deed			
May 29, 2019	Recorded document	Warranty Deed			
May 15, 2015	Recorded document	Grant Deed			
May 15, 2015	Financing	Venders Lien			\$212K
Sep 29, 2011	Financing	Warranty Deed			\$156K

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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