

Single Family Residence

RESIDENTIAL

704 RIVER RUN

NEW BRAUNFELS, TX 78132

\$841,411 TopHap Estimate · \$466 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

1,806 ft²

LIVING AREA

0.55 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$841K

\$757K low

\$926K high

Est. Owner Equity

\$841,411

TAX & ASSESSMENT

Property Tax	\$11,055 (2024)
Assessed Value	\$900,156
Previous Assessed	\$750,130
Assessor Market Value	\$961,770

PROPERTY FACTS

Property Type	Single Family Residence
County	Comal
Lot (acres)	0.55
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 512 ft²

Patio · 512 ft²

Porch · 374 ft²

CLIMATE RISK

99
FLOOD

63
WILDFIRE

97
HEAT

47
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain Valley Middle School	Middle	6–8	0.4 mi
Mountain Valley Elementary School	Elementary	PK–5	1.5 mi
Canyon Lake High School	High	9–12	7.4 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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