

Condominium

RESIDENTIAL

540 RIVER RUN

NEW BRAUNFELS, TX 78132

\$499,000 TopHap Estimate · \$439 / ft² · confidence 95 · as of Jul 14, 2026



1,136 ft²
LIVING AREA

7.76 ac
LOT SIZE

2014
YEAR BUILT

1
STORIES

VALUATION

\$499K

\$475K low

\$523K high

Est. Owner Equity

\$499,000

TAX & ASSESSMENT

Property Tax

\$3,826 (2025)

Assessed Value

\$438,308

Previous Assessed	\$373,880
Assessor Market Value	\$476,990

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

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
Jun 27, 2025	Financing	Warranty Deed			
Dec 29, 2016	Recorded document	Warranty Deed			
Jun 26, 2015	Financing	Venders Lien			\$216K

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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