

Single Family Residence **RESIDENTIAL**

1088 RUNNING RIV

NEW BRAUNFELS, TX 78130

\$345,000 TopHap Estimate · \$177 / ft² · confidence 92 · as of Jul 14, 2026



2.5

BATHS

1,949 ft²

LIVING AREA

0.18 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$345K

\$318K low

\$372K high

Last Sale

\$217,300 · Aug 15, 2012

Est. Owner Equity

\$255,000

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$3,315 (2025)
Assessed Value	\$336,860
Previous Assessed	\$329,662
Assessor Market Value	\$336,860

PROPERTY FACTS

Property Type	Single Family Residence
County	COMAL
Lot (acres)	0.18
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 112 ft²

Porch · 376 ft²

CLIMATE RISK

1 FLOOD	57 WILDFIRE	99 HEAT	47 STORM	26 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2026	Financing	Mortgage			\$90K
Aug 13, 2012	Financing	Venders Lien			\$174K
Jul 27, 2006	Financing	Warranty Deed			\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Church Hill Middle School	Middle	6–8	1.0 mi
Canyon High School	High	9–12	1.2 mi
Goodwin Frazier Elementary School	Elementary	PK–5	1.3 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 78130

99 CRIME INDEX	81 AIR POLLUTION	107,165 POPULATION	\$83K MEDIAN IN-COME	68°F AVG TEMP	60% SUNSHINE
-------------------	---------------------	-----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------