

Condominium

RESIDENTIAL

540 RIVER RUN

NEW BRAUNFELS, TX 78132

\$460,838 TopHap Estimate · \$359 / ft² · confidence 95 · as of Jul 14, 2026



1,282 ft²
LIVING AREA

7.76 ac
LOT SIZE

2016
YEAR BUILT

1
STORIES

VALUATION

\$461K

\$439K low

\$483K high

Est. Owner Equity

\$48,838

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$8,301 (2024)
Assessed Value	\$542,640
Previous Assessed	\$542,640
Assessor Market Value	\$542,640

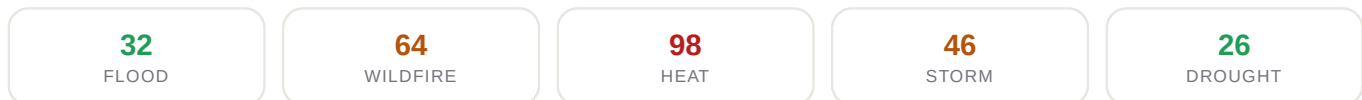
PROPERTY FACTS

Property Type	Condominium
County	Comal
Lot (acres)	7.76
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central

Elevator

Porch · 5,456 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 2025	Financing	Venders Lien			\$412K
Feb 2, 2023	Financing	Venders Lien			\$401K
Mar 5, 2019	Financing	Venders Lien			\$311K

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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