

Condominium

**RESIDENTIAL**

# 540 RIVER RUN

NEW BRAUNFELS, TX 78132

**\$472,182** TopHap Estimate · \$368 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BATHS

**1,282 ft<sup>2</sup>**

LIVING AREA

**7.76 ac**

LOT SIZE

**2016**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$472K**

\$438K low

\$506K high

Est. Owner Equity

**\$184,322**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,301 (2024) |
| Assessed Value        | \$542,640      |
| Previous Assessed     | \$563,260      |
| 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                    |
| Pool          | No                         |

Elevator

Porch · 5,456 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 32<br>FLOOD | 64<br>WILDFIRE | 98<br>HEAT | 46<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Dec 27, 2018 | Financing | Venders Lien |       |        | \$297K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>50,562</b><br>POPULATION | <b>\$124K</b><br>MEDIAN IN-COME | <b>68°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|