

Single Family Residence **RESIDENTIAL**

# 7 WIND RIVER CT

CONROE, TX 77384

**\$1,492,609** TopHap Estimate · \$346 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**6**

BATHS

**4,318 ft<sup>2</sup>**

LIVING AREA

**1.56 ac**

LOT SIZE

**2018**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$1.5M**

\$1.4M low

\$1.6M high

Est. Owner Equity

**\$592,609**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$19,075 (2024) |
| Assessed Value        | \$1,239,947     |
| Previous Assessed     | \$1,239,947     |
| Assessor Market Value | \$1,239,947     |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Conventional               |
| County        | Montgomery                 |
| Lot (acres)   | 1.56                       |
| Construction  | Stone                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 240 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------|--------|--------|
| Jun 29, 2022 | Financing         | Intrafamily Transfer |       |        |        |
| Dec 29, 2020 | Financing         | Venders Lien         |       |        | \$900K |
| Dec 19, 2017 | Financing         | Warranty Deed        |       |        | \$140K |
| Nov 30, 2015 | Financing         | Warranty Deed        |       |        | \$142K |
| Aug 14, 2014 | Recorded document | Grant Deed           |       |        |        |
| Apr 9, 2014  | Recorded document | Warranty Deed        |       |        |        |
| Sep 30, 1997 | Recorded document | Grant Deed           |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Barbara Pierce Bush Elementary School | Elementary | KG–4   | 3.0 mi   |
| The Woodlands High School             | High       | 9–12   | 4.4 mi   |
| J.L. McCullough Junior High School    | Middle     | 7–8    | 7.0 mi   |

District: Conroe 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 77384

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>88</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>28,679</b><br>POPULATION | <b>\$114K</b><br>MEDIAN IN-COME | <b>68°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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