

Single Family Residence

RESIDENTIAL

42 RIVA ROW

SPRING, TX 77380

\$868,286 TopHap Estimate · \$364 / ft² · confidence 84 · as of Jul 14, 2026



4

BATHS

2,388 ft²

LIVING AREA

1,853 ft²

LOT SIZE

2004

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$868K

\$731K low

\$1M high

Est. Owner Equity

\$167,326

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$8,835 (2024)
Assessed Value	\$814,584
Previous Assessed	\$606,364
Assessor Market Value	\$814,584

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Montgomery
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 5, 2024	Financing	Venders Lien			\$701K
Oct 22, 2021	Financing	Venders Lien			\$530K
Nov 28, 2016	Quitclaim	Quit Claim Transfer			
Oct 15, 2008	Financing	Warranty Deed			\$346K
Jul 14, 2006	Financing	Warranty Deed			\$319K
Jan 7, 2005	Financing	Warranty Deed			\$242K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lamar Elementary School	Elementary	PK–4	0.6 mi
Neal Knox Junior High School	Middle	7–8	1.9 mi
The Woodlands College Park High School	High	9–12	3.2 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.

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 NEIGHBORHOOD · ZIP 77380

145

CRIME INDEX

82

AIR POLLUTION

33,813

POPULATION

\$89K

MEDIAN IN-COME

68°F

AVG TEMP

58%

SUNSHINE

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

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 OWNERSHIP

Occupancy

Owner occupied