

Single Family Residence

RESIDENTIAL

46 RIVA ROW

SPRING, TX 77380

\$930,162 TopHap Estimate · \$390 / ft² · confidence 92 · as of Jul 14, 2026



4

BATHS

2,388 ft²

LIVING AREA

1,605 ft²

LOT SIZE

2004

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$930K

\$858K low

\$1M high

Est. Owner Equity

\$525,162

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$10,967 (2024)
Assessed Value	\$745,716
Previous Assessed	\$635,000
Assessor Market Value	\$745,716

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
Jan 24, 2022	Financing	Venders Lien			\$405K
Dec 5, 2016	Financing	Venders Lien			\$416K
Jun 11, 2010	Recorded document	Warranty Deed			
Jul 7, 2006	Financing	Venders Lien			\$312K
Jan 25, 2005	Financing	Warranty Deed			\$276K

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.

NEIGHBORHOOD · ZIP 77380

145 CRIME INDEX	82 AIR POLLUTION	33,813 POPULATION	\$89K MEDIAN IN-COME	68°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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