

Single Family Residence

RESIDENTIAL

40 RIVA ROW

SPRING, TX 77380

\$838,735 TopHap Estimate · \$351 / ft² · confidence 91 · as of Jul 14, 2026



4

BATHS

2,388 ft²

LIVING AREA

1,613 ft²

LOT SIZE

2004

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$839K

\$766K low

\$912K high

Est. Owner Equity

\$244,392

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$8,686 (2024)
Assessed Value	\$656,873
Previous Assessed	\$597,157
Assessor Market Value	\$767,772

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
May 27, 2010	Financing	Venders Lien			\$308K
May 18, 2006	Financing	Warranty Deed			\$312K
Jan 25, 2005	Recorded document	Warranty Deed			

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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