

Single Family Residence **RESIDENTIAL**

740 RIVER PLANTATION DR

CONROE, TX 77302

\$291,000 TopHap Estimate · \$132 / ft² · confidence 95 · as of Jul 14, 2026



2.5

BATHS

2,201 ft²

LIVING AREA

0.32 ac

LOT SIZE

1972

YEAR BUILT

2

STORIES

2

PARKING

Pre-foreclosure (NTS)

Auction scheduled for Mar 4, 2025.

VALUATION

\$291K

\$277K low

\$305K high

Est. Owner Equity	\$106,714
Loan-to-Value	63%

TAX & ASSESSMENT

Property Tax	\$4,274 (2025)
Assessed Value	\$261,283
Previous Assessed	\$237,530
Assessor Market Value	\$274,055

PROPERTY FACTS

Property Type	Single Family Residence
County	MONTGOMERY
Lot (acres)	0.32
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Primary

Porch · 215 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 30, 2026	Financing	Venders Lien			\$184K
Jan 30, 2026	Financing	Venders Lien			\$184K
May 1, 2025	Financing	Special Warranty Deed			
Mar 21, 2025	Non-arms-length	Trustees Deed	\$257,400	\$117	
Jan 25, 2023	Financing	Venders Lien			\$324K
Mar 28, 2022	Financing	Warranty Deed			
Mar 8, 2022	Financing	Warranty Deed			
Sep 5, 2018	Recorded document	Warranty Deed			
Jun 10, 2016	Recorded document	Warranty Deed			

Mar 22, 2006	Quitclaim	Quit Claim Transfer	
Jul 27, 1999	Financing	Grant Deed	\$89K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bonnie Wilkinson Elementary School	Elementary	PK–4	2.0 mi
Donald J. Stockton Junior High School	Middle	7–8	6.0 mi
Conroe High School	High	9–12	6.0 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 77302

84 CRIME INDEX	77 AIR POLLUTION	26,053 POPULATION	\$91K MEDIAN IN-COME	68°F AVG TEMP	58% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------