

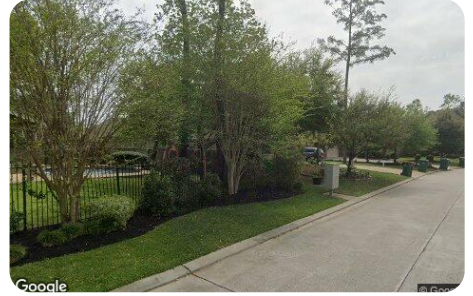
Single Family Residence

**RESIDENTIAL**

## 2 RIVER RIDGE LOOP

SPRING, TX 77389

**\$853,505** TopHap Estimate · \$251 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,395 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2008**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

### VALUATION

**\$854K**

**\$808K low**

**\$899K high**

Last Sale

**\$472,000 · Feb 11, 2020**

Est. Owner Equity

**\$853,505**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,073 (2025) |
| Assessed Value        | \$718,010       |
| Previous Assessed     | \$726,837       |
| Assessor Market Value | \$718,010       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | HARRIS                  |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Porch · 435 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Feb 7, 2020  | Financing | Venders Lien        |       |        | \$378K |
| Feb 13, 2013 | Financing | Warranty Deed       |       |        | \$317K |
| Dec 16, 2009 | Quitclaim | Quit Claim Transfer |       |        |        |
| Aug 18, 2008 | Financing | Venders Lien        |       |        | \$318K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Creeside Forest Elementary School | Elementary | KG–5   | 0.3 mi   |
| Creeside Park Junior High School  | Middle     | 6–8    | 2.3 mi   |
| Tomball High School               | High       | 9–12   | 6.9 mi   |

District: Tomball 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 77389

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>53</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>44,698</b><br>POPULATION | <b>\$142K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|