

Single Family Residence

RESIDENTIAL

45 WIND RIVER DR

CONROE, TX 77384

\$852,192 TopHap Estimate · \$249 / ft² · confidence 92 · as of Jul 14, 2026



4

BATHS

3,424 ft²

LIVING AREA

0.65 ac

LOT SIZE

2009

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$852K

\$784K low

\$920K high

Est. Owner Equity

\$133,692

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$4,802 (2023)
Assessed Value	\$695,532
Previous Assessed	\$670,481
Assessor Market Value	\$695,532

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Montgomery
Lot (acres)	0.65
Construction	Stone
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 150 ft²

Patio · 140 ft²

Porch · 1,184 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 10, 2023	Financing	Venders Lien			\$726K
Mar 12, 2009	Financing	Warranty Deed			\$260K
Mar 28, 2007	Recorded document	Warranty Deed			
Nov 28, 2006	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barbara Pierce Bush Elementary School	Elementary	KG–4	2.7 mi
The Woodlands High School	High	9–12	4.0 mi
J.L. McCullough Junior High School	Middle	7–8	6.7 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 77384

88 CRIME INDEX	83 AIR POLLUTION	28,679 POPULATION	\$114K 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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