

Single Family Residence **RESIDENTIAL**

1618 BEAU RIVAGE

CONROE, TX 77304

\$635,000 TopHap Estimate · \$175 / ft² · confidence 96 · as of Jul 14, 2026



4

BATHS

3,631 ft²

LIVING AREA

0.24 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$635K

\$610K low

\$660K high

Est. Owner Equity

\$435,000

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$7,915 (2024)
Assessed Value	\$564,291
Previous Assessed	\$559,043
Assessor Market Value	\$564,291

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Montgomery
Lot (acres)	0.24
Construction	Frame (Unspecified)
Foundation	Footing
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 60 ft²

Porch · 190 ft²

CLIMATE RISK

1

FLOOD

44

WILDFIRE

96

HEAT

61

STORM

42

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 2, 2025	Financing	Venders Lien			\$200K
May 6, 2024	Financing	Intrafamily Transfer			
Apr 28, 2023	Financing	Venders Lien			\$565K
Jun 14, 2007	Financing	Venders Lien			\$288K
Sep 1, 2005	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John V. Peet Junior High School	Middle	7–8	0.8 mi
Imogene Giesinger Elementary School	Elementary	PK–4	1.3 mi
Conroe High School	High	9–12	1.6 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 77304

115 CRIME INDEX	82 AIR POLLUTION	43,975 POPULATION	\$78K 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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