

Single Family Residence **RESIDENTIAL**

44 WIND RIVER DR

CONROE, TX 77384

\$477,759 TopHap Estimate · \$258 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,853 ft²

LIVING AREA

0.82 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$478K

\$449K low

\$507K high

Est. Owner Equity

\$256,259

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$4,889 (2024)
Assessed Value	\$423,556
Previous Assessed	\$391,797
Assessor Market Value	\$423,556

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Montgomery
Lot (acres)	0.82
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 98 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 1, 2002	Financing	Grant Deed			\$150K
Aug 3, 1999	Financing	Grant Deed			\$114K
Jan 25, 1999	Financing	Grant Deed			\$15K
Jan 25, 1999	Financing	Grant Deed			\$15K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barbara Pierce Bush Elementary School	Elementary	KG–4	2.6 mi
The Woodlands High School	High	9–12	4.0 mi
J.L. McCullough Junior High School	Middle	7–8	6.6 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 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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