

Single Family Residence **RESIDENTIAL**

# 86 N RAMBLING RIDGE PL

CONROE, TX 77385

**\$327,597** TopHap Estimate · \$157 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BATHS

**2,080 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$328K**

\$300K low

\$356K high

Est. Owner Equity

**\$327,597**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,446 (2024) |
| Assessed Value        | \$327,752      |
| Previous Assessed     | \$306,944      |
| Assessor Market Value | \$327,752      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Conventional               |
| County        | Montgomery                 |
| Lot (acres)   | 0.16                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 145 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-------|--------|--------|
| Jun 10, 2025 | Financing | Transfer On Death Deed |       |        |        |
| Apr 19, 2004 | Financing | Grant Deed             |       |        | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| The Woodlands College Park High School | High       | 9–12   | 1.8 mi   |
| Colin L. Powell Elementary School      | Elementary | KG–4   | 4.0 mi   |
| Neal Knox Junior High School           | Middle     | 7–8    | 6.3 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 77385

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>34,603</b><br>POPULATION | <b>\$106K</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> |
|-----------|-----------------------|