

Single Family Residence

RESIDENTIAL

# 17526 ROSETTE GRASS DR

CONROE, TX 77385

**\$395,305** TopHap Estimate · \$186 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026

**2.5**

BATHS

**2,130 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2022**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$395K**

\$376K low

\$415K high

Last Sale

**\$349,812 · Mar 28, 2023**

Est. Owner Equity

**\$132,288**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

Property Tax

**\$9,618 (2025)**

Assessed Value

**\$380,511**

Previous Assessed

**\$370,154**

Assessor Market Value

**\$380,511**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | MONTGOMERY              |
| Lot (acres)   | 0.13                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 180 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|--------------|-------|--------------------|--------|
| Mar 24, 2023 | Financing | Venders Lien |       |                    | \$263K |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| David & Sheree Suchma Elementary School | Elementary | KG–6   | 1.2 mi   |
| Oak Ridge High School                   | High       | 9–12   | 1.5 mi   |
| Gerald D. Irons, Sr. Junior High School | Middle     | 7–8    | 1.9 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> |
|-----------|-----------------------|