

Single Family Residence

RESIDENTIAL

# 7042 ROSSMAN HWY

EATON RAPIDS, MI 48827

**\$619,900** TopHap Estimate · \$225 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026

**3.5**

BATHS

**2,760 ft<sup>2</sup>**

LIVING AREA

**5 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$620K**

\$557K low

\$683K high

Last Sale

**\$565,000 · May 15, 2023**

Est. Owner Equity

**\$54,900**

Loan-to-Value

**88%**

## TAX & ASSESSMENT

Property Tax

**\$7,640 (2025)**

Assessed Value

**\$307,600**

Previous Assessed

**\$293,400**

Assessor Market Value

**\$580,564**

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | EATON                            |
| Lot (acres)   | 5.00                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| May 11, 2023 | Resale | Warranty Deed | \$565,000 | \$205              | \$565K |
| Sep 2, 2014  | Resale | Warranty Deed | \$261,000 | \$95               | \$248K |
| Dec 19, 2006 | Resale | Warranty Deed | \$370,000 | \$134              | \$370K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Eaton Rapids High School   | High       | 9–12   | 7.8 mi   |
| Lockwood Elementary School | Elementary | 1–2    | 7.9 mi   |
| Eaton Rapids Middle School | Middle     | 6–8    | 8.0 mi   |

District: Eaton Rapids Public Schools

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 48827

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>71</b><br>AIR POLLUTION | <b>15,527</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|