

Residential - Vacant Land **RESIDENTIAL**

11454 CARLS WAY
ROSCOMMON, MI 48653



10.01 ac
LOT SIZE

VALUATION

Last Sale **\$55,000 · Aug 8, 2024**

TAX & ASSESSMENT

Property Tax	\$1,760 (2025)
Assessed Value	\$77,600
Previous Assessed	\$70,000
Assessor Market Value	\$155,200

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	CRAWFORD
Lot (acres)	10.01
Pool	No

CLIMATE RISK

1 FLOOD	37 WILDFIRE	48 HEAT	62 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 8, 2024	Quitclaim	Quit Claim Transfer	\$55,000		
Jun 23, 2016	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grayling Middle School	Middle	5–8	9.9 mi
Grayling Elementary School	Elementary	PK–4	10.1 mi
Grayling High School	High	9–12	12.5 mi

District: Crawford Ausable 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 48653

118 CRIME INDEX	91 AIR POLLUTION	8,693 POPULATION	\$67K MEDIAN IN-COME	43°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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