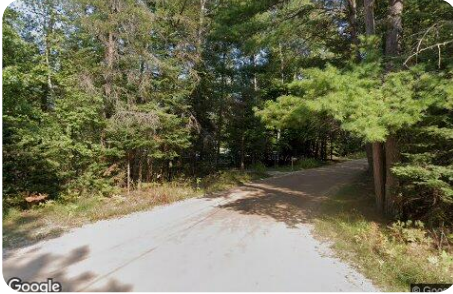


Single Family Residence **RESIDENTIAL**

2305 CONTOUR DR

ROSCOMMON, MI 48653

\$202,627 TopHap Estimate · \$188 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,080 ft²

LIVING AREA

0.45 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

VALUATION

\$203K

\$182K low

\$223K high

Last Sale

\$13,000 · Jul 1, 2010

Est. Owner Equity

\$77,627

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$4,035 (2025)
Assessed Value	\$131,700
Previous Assessed	\$104,200
Assessor Market Value	\$263,400

PROPERTY FACTS

Property Type	Single Family Residence
County	CRAWFORD
Lot (acres)	0.46
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	4.0 mi
Roscommon Middle School	Middle	5–7	4.3 mi
Roscommon High School	High	7–12	4.6 mi

District: Gerrish-Higgins 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 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	Absentee owner
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