

Single Family Residence

RESIDENTIAL

107 RIVER OAKS DR

ROSCOMMON, MI 48653

\$164,475 TopHap Estimate · \$109 / ft² · confidence 87 · as of Jun 23, 2026

2

BATHS

1,508 ft²

LIVING AREA

0.28 ac

LOT SIZE

1989

YEAR BUILT

4

PARKING

VALUATION

\$164K

\$143K low

\$186K high

Last Sale

\$15,000 · May 30, 2012

Est. Owner Equity

\$164,475

TAX & ASSESSMENT

Property Tax	\$975 (2025)
Assessed Value	\$74,100
Previous Assessed	\$74,500
Assessor Market Value	\$148,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modular
County	CRAWFORD
Lot (acres)	0.28
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

36 FLOOD	38 WILDFIRE	48 HEAT	61 STORM	2 DROUGHT
-------------	----------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 11, 2012	Resale	Deed	\$15,000	\$10	
May 11, 2012	Resale	Deed	\$15,000	\$10	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	3.0 mi
Roscommon Middle School	Middle	5–7	3.3 mi
Roscommon High School	High	7–12	3.5 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
---------------------------------------	--	--	--	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

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