

Residential - Vacant Land

RESIDENTIAL

117 RIVER OAKS DR

ROSCOMMON, MI 48653

\$68,998 TopHap Estimate · confidence 71 · as of Jul 14, 2026

0.29 ac

LOT SIZE

VALUATION

\$69K

\$49K low

\$89K high

Est. Owner Equity

\$68,998

TAX & ASSESSMENT

Property Tax	\$57 (2025)
Assessed Value	\$1,400
Previous Assessed	\$1,200
Assessor Market Value	\$2,800

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	CRAWFORD
Lot (acres)	0.29

Pool

No

CLIMATE RISK

1

FLOOD

38

WILDFIRE

48

HEAT

61

STORM

2

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 28, 2022	Resale	Warranty Deed	\$155,000		\$124K
May 16, 2021	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	2.9 mi
Roscommon Middle School	Middle	5–7	3.2 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

Absentee owner