

Single Family Residence **RESIDENTIAL**

117 RIVER OAKS DR

ROSCOMMON, MI 48653

\$124,976 TopHap Estimate · \$80 / ft² · confidence 55 · as of Jul 14, 2026

2

BATHS

1,568 ft²

LIVING AREA

0.58 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$125K

\$68K low

\$182K high

Last Sale

\$111,000 · Nov 27, 2000

Est. Owner Equity

\$124,976

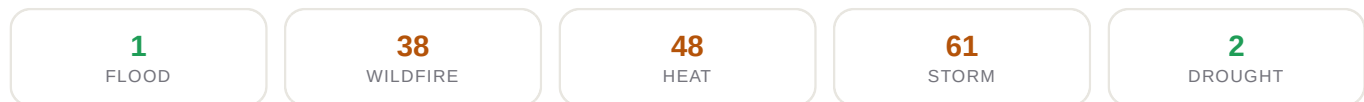
TAX & ASSESSMENT

Property Tax	\$4,247 (2025)
Assessed Value	\$99,700
Previous Assessed	\$99,200
Assessor Market Value	\$199,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modular
County	CRAWFORD
Lot (acres)	0.58
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 28, 2022	Resale	Warranty Deed	\$155,000	\$99	\$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
-----------	-----------------------