

Single Family Residence

RESIDENTIAL

106 RIVER OAKS DR

ROSCOMMON, MI 48653

\$97,474 TopHap Estimate · \$75 / ft² · confidence 94 · as of Jul 14, 2026

2

BATHS

1,300 ft²

LIVING AREA

0.57 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$97K

\$92K low

\$103K high

Last Sale

\$2,096 · Mar 10, 2026

Est. Owner Equity

\$97,474

TAX & ASSESSMENT

Property Tax	\$1,433 (2025)
Assessed Value	\$54,700
Previous Assessed	\$55,100
Assessor Market Value	\$109,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modular
County	CRAWFORD
Lot (acres)	0.57
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

74 FLOOD	38 WILDFIRE	48 HEAT	61 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 1, 2026	Non-arms-length	Foreclosure	\$2,096	\$2	
Jan 27, 2025	Quitclaim	Quit Claim Transfer			
Jan 21, 2025	Foreclosure sale	Foreclosure	\$2,159	\$2	
Mar 1, 2024	Non-arms-length	Foreclosure	\$1,910	\$1	
Feb 28, 2023	Foreclosure sale	Foreclosure	\$2,086	\$2	
Jul 13, 2018	Resale	Deed	\$32,550	\$25	
Aug 9, 2017	Non-arms-length	Sheriffs Deed	\$47,800	\$37	
Apr 26, 2017	Non-arms-length	Sheriffs Deed	\$36,051	\$28	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	3.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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