

Residential - Vacant Land **RESIDENTIAL**

**IVY/PINEWOOD**  
ROSCOMMON, MI 48653



**3.33 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$55,000 · Jul 30, 2026**

**TAX & ASSESSMENT**

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$581 (2025)</b> |
| Assessed Value        | <b>\$15,500</b>     |
| Previous Assessed     | <b>\$17,700</b>     |
| Assessor Market Value | <b>\$31,000</b>     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | ROSCOMMON                 |
| Lot (acres)   | 3.33                      |
| Pool          | No                        |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 30<br>WILDFIRE | 48<br>HEAT | 62<br>STORM | 2<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|----------|--------------------|------|
| Jul 24, 2026 | Resale    | Warranty Deed       | \$55,000 |                    |      |
| Apr 23, 2026 | Quitclaim | Quit Claim Transfer |          |                    |      |
| Jul 27, 2021 | Resale    | Warranty Deed       | \$22,500 |                    |      |
| Apr 23, 2007 | Quitclaim | Quit Claim Transfer |          |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon High School       | High       | 7–12   | 2.2 mi   |
| Roscommon Middle School     | Middle     | 5–7    | 2.4 mi   |
| Roscommon Elementary School | Elementary | PK–4   | 2.6 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>8,693</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|