

Residential - Vacant Land **RESIDENTIAL**

N CUT RD
ROSCOMMON, MI 48653



10.49 ac
LOT SIZE

VALUATION

Last Sale **\$325,000 · Jun 29, 2026**

TAX & ASSESSMENT

Property Tax	\$1,479 (2025)
Assessed Value	\$25,500
Previous Assessed	\$32,700
Assessor Market Value	\$51,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ROSCOMMON
Lot (acres)	10.49
Pool	No

CLIMATE RISK

10 FLOOD	35 WILDFIRE	48 HEAT	62 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2026	Resale	Warranty Deed	\$325,000		
Apr 27, 2026	Quitclaim	Quit Claim Transfer			
May 16, 2024	Resale	Warranty Deed	\$138,000		
Jun 27, 2016	Financing	Intrafamily Transfer			
Nov 17, 2009	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	2.4 mi
Roscommon Middle School	Middle	5–7	2.5 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

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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