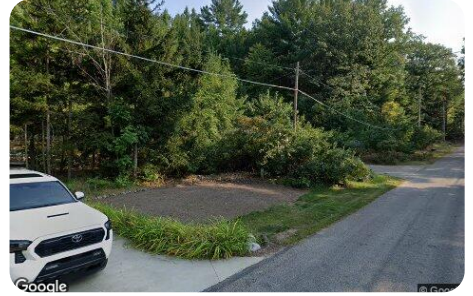
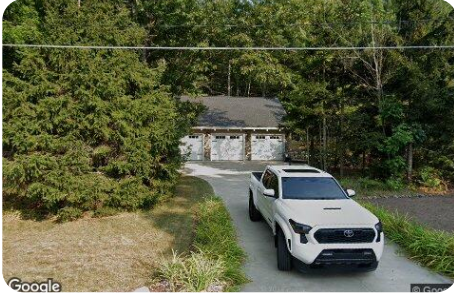


Residential (General/Single) **RESIDENTIAL**

CHANEY POINT DR

ROSCOMMON, MI 48653

\$171,812 TopHap Estimate · confidence 80 · as of Jul 14, 2026



1.83 ac
 LOT SIZE

VALUATION

\$172K

\$138K low

\$206K high

Last Sale

\$720,000 · Jul 5, 2022

Est. Owner Equity

\$171,812

TAX & ASSESSMENT

Property Tax	\$1,136 (2025)
Assessed Value	\$30,400
Previous Assessed	\$32,100
Assessor Market Value	\$60,800

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ROSCOMMON
Lot (acres)	1.83
Pool	No

CLIMATE RISK

1 FLOOD	24 WILDFIRE	47 HEAT	58 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
Dec 8, 2023	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	3.2 mi
Roscommon Middle School	Middle	5–7	3.5 mi
Roscommon Elementary School	Elementary	PK–4	3.8 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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